HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Greater Toronto Area

Date Released: July 2016

Housing market intelligence you can count on

Canada

CMHC SCHL

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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We have to learn to be flexible... and so does our housing
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a) An apartment
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c) A townhome
d) All of the above.
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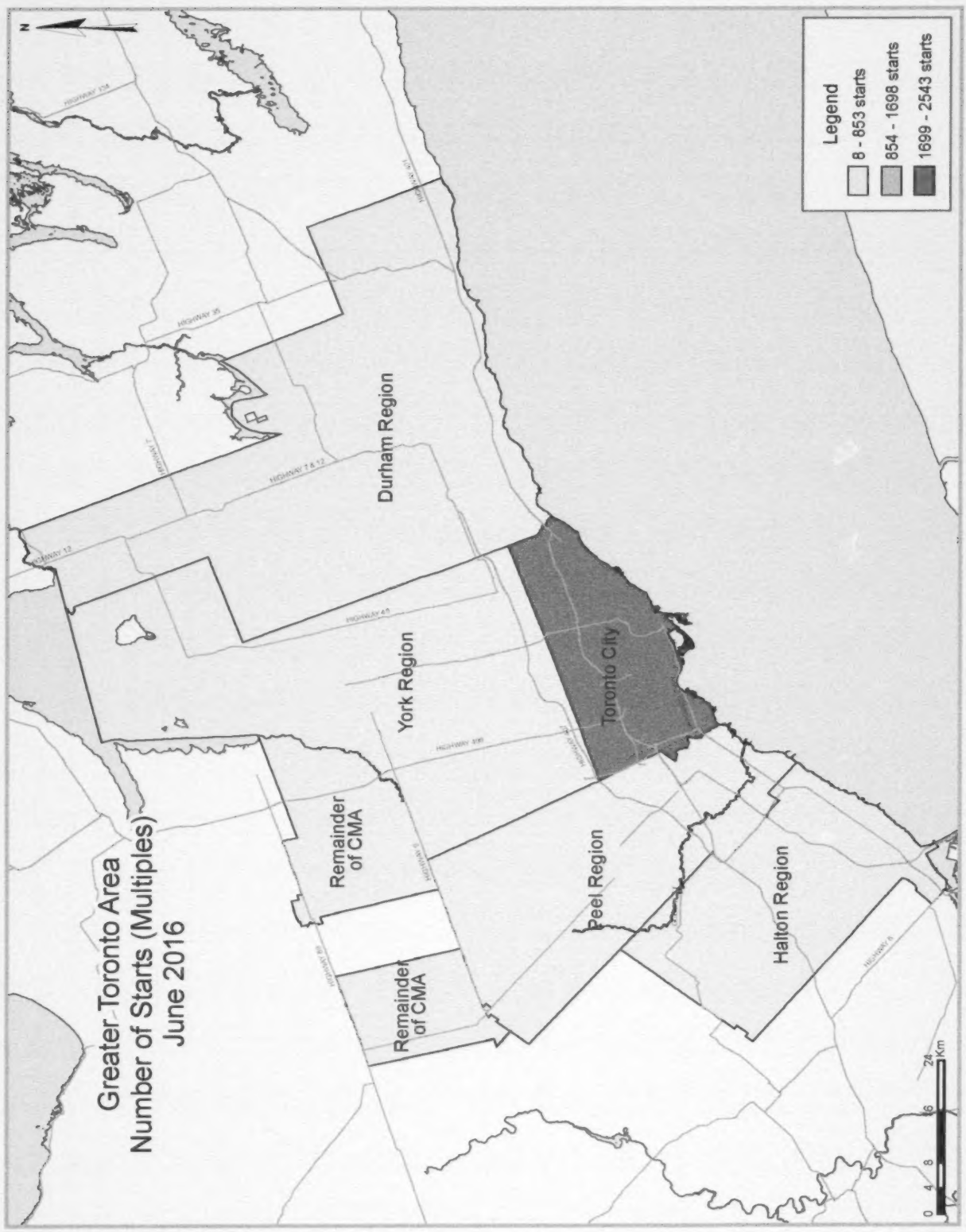
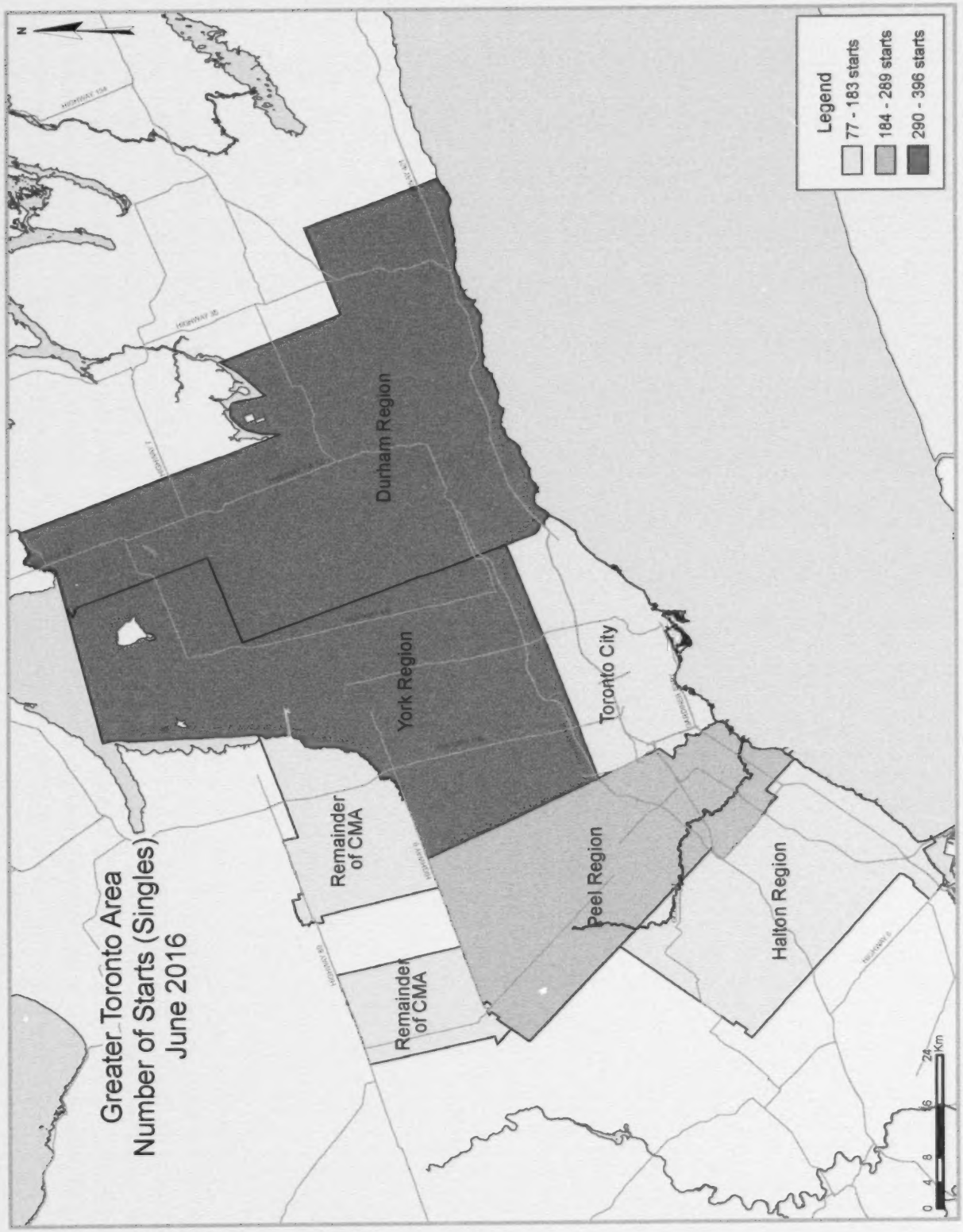
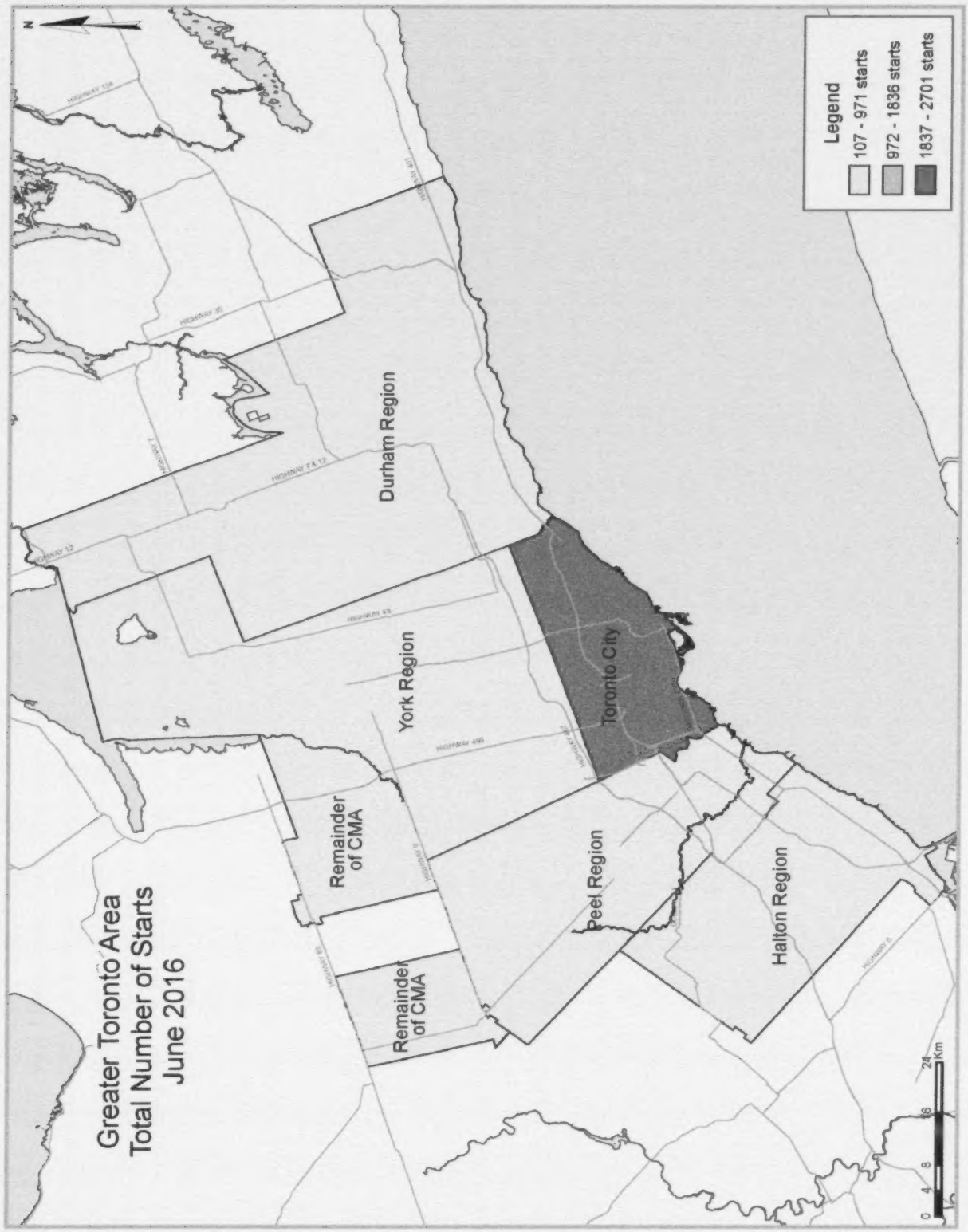
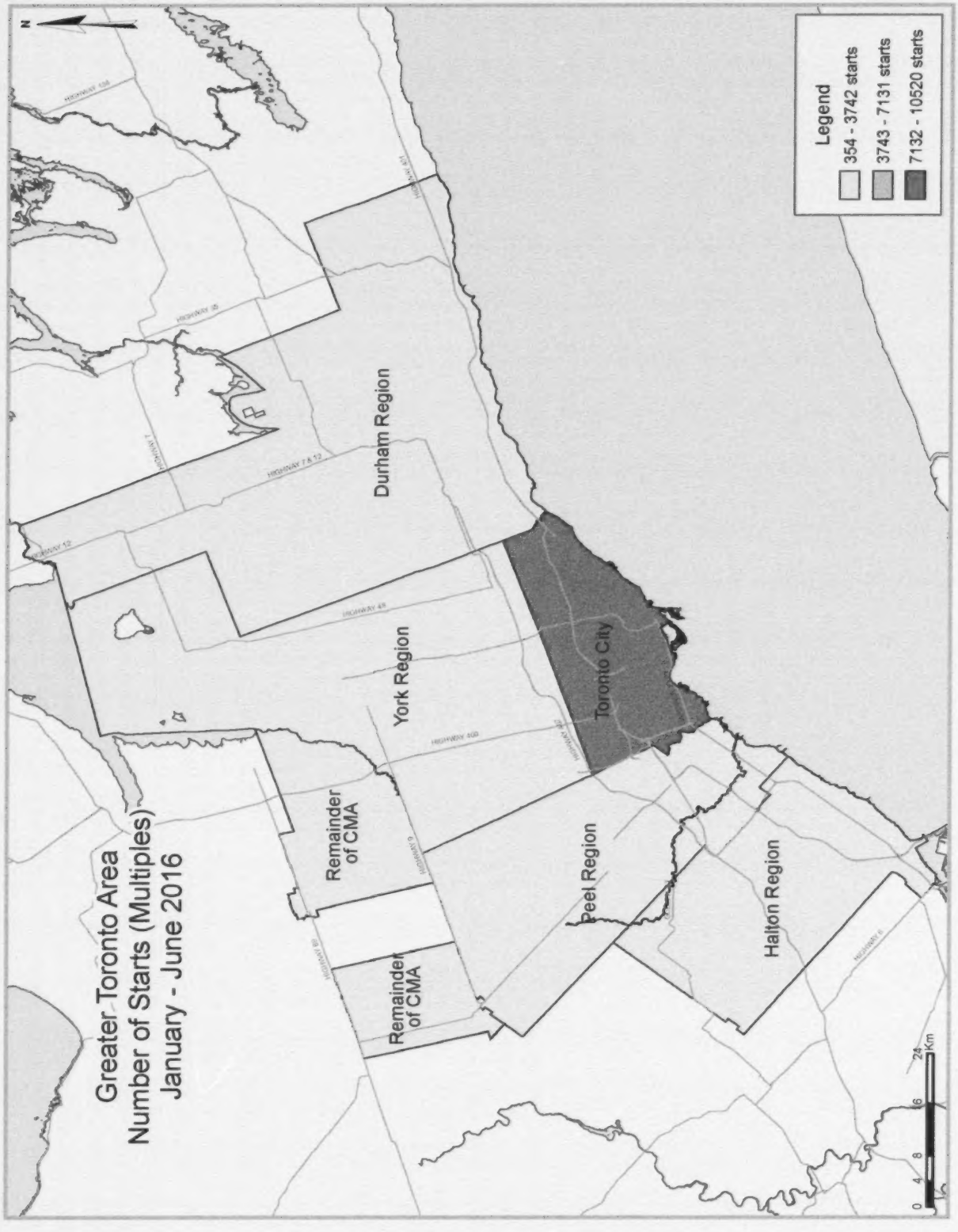
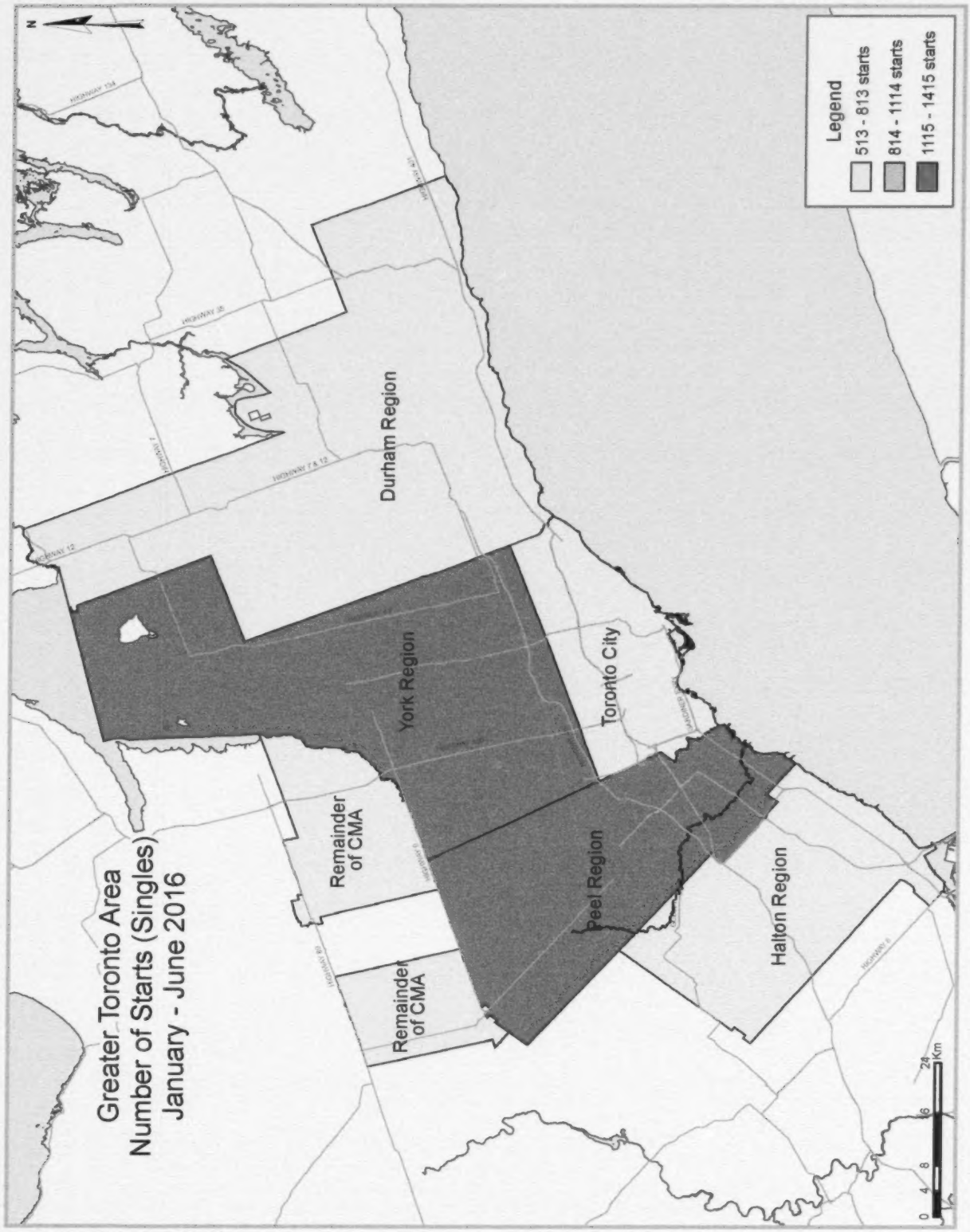
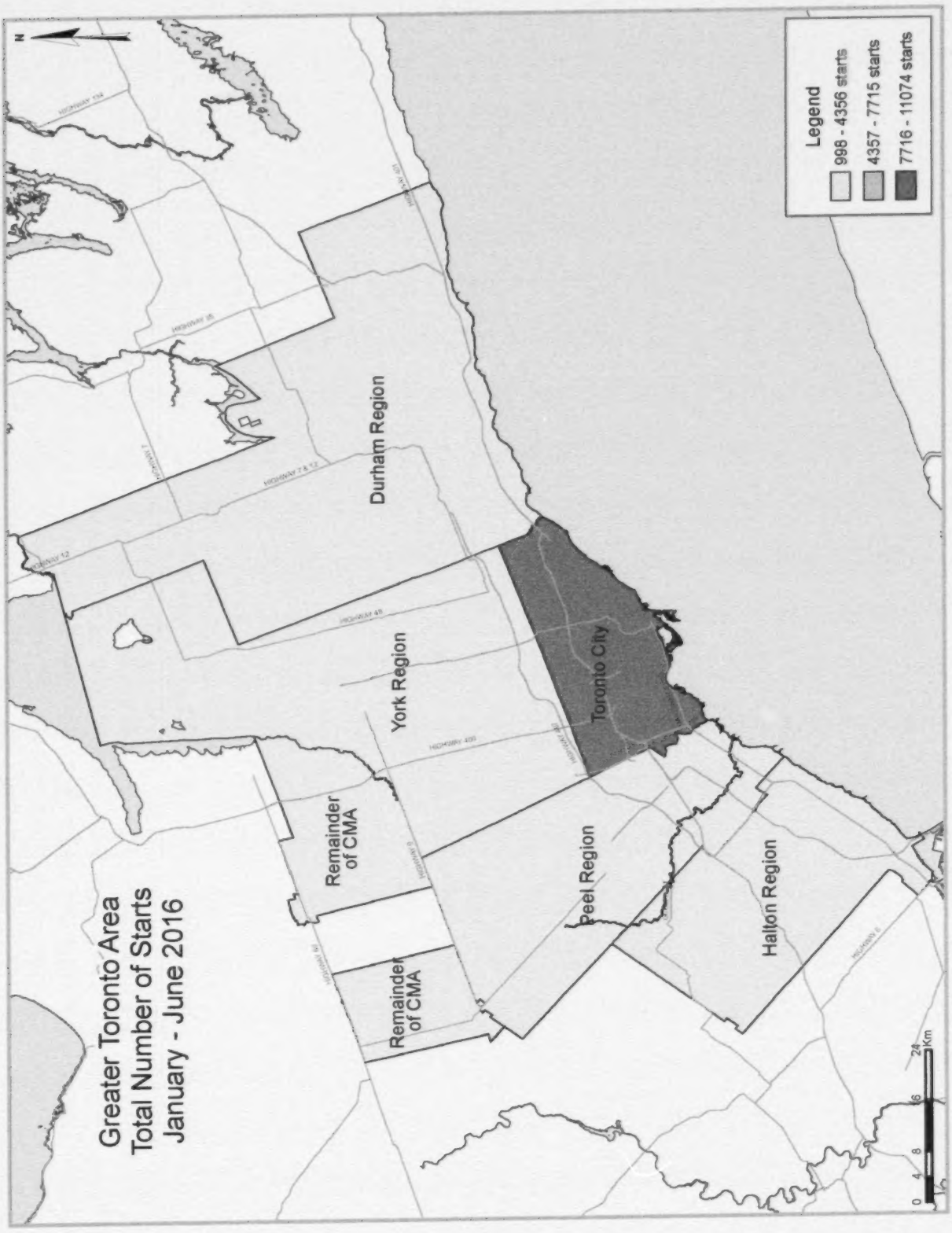

Greater Toronto Area
Number of Starts (Multiples)
June 2016
Legend
8 - 853 starts
854 - 1698 starts
1699 - 2543 starts
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
HIGHWAY 7
HIGHWAY 7 & 12
HIGHWAY 12
HIGHWAY 48
HIGHWAY 400
HIGHWAY 35
HIGHWAY 404
HIGHWAY 6
0 4 8 16 24 Km

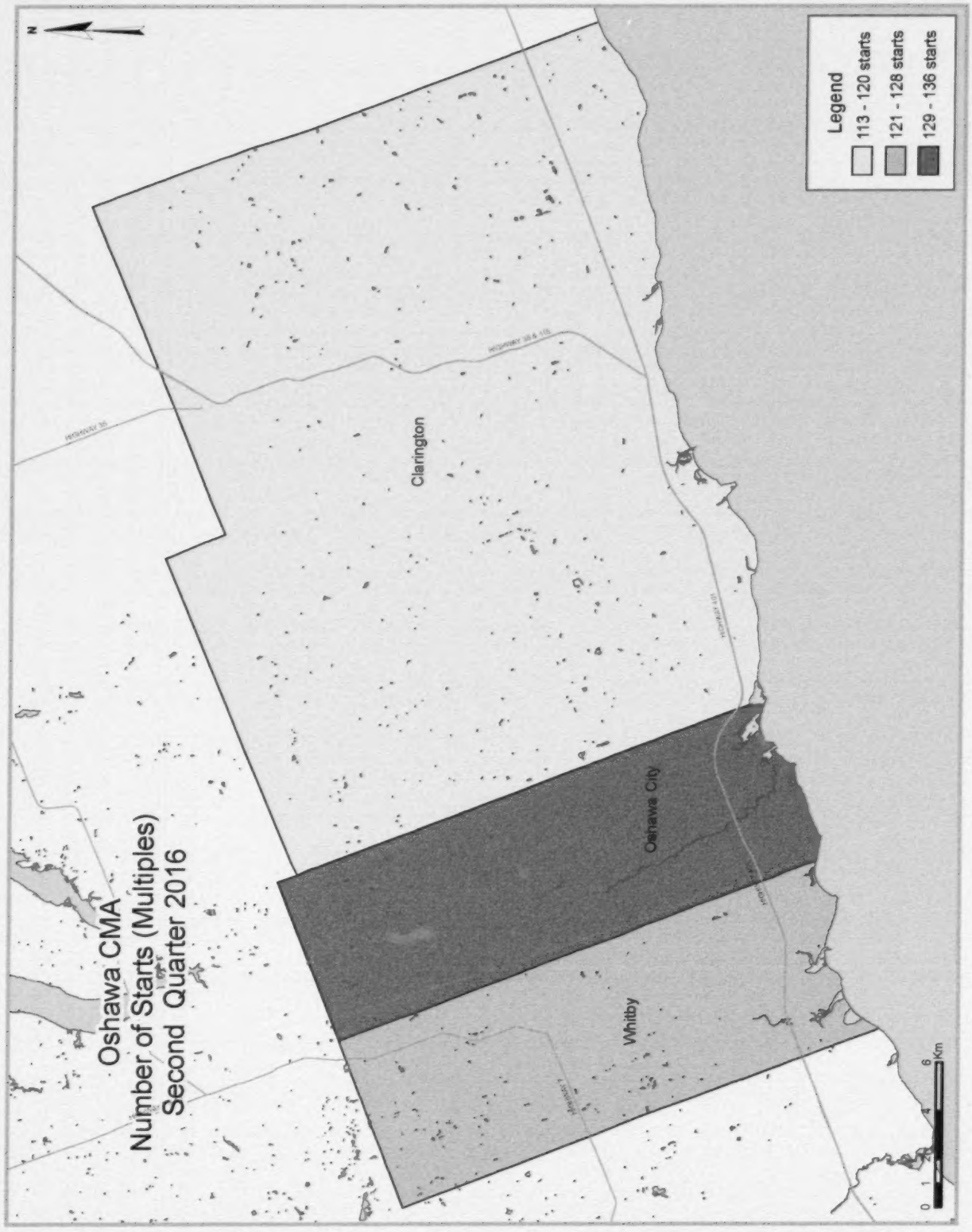

Greater Toronto Area
Number of Starts (Singles)
June 2016
Legend
77 - 183 starts
184 - 289 starts
290 - 396 starts
N
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
0 4 8 16 24 Km

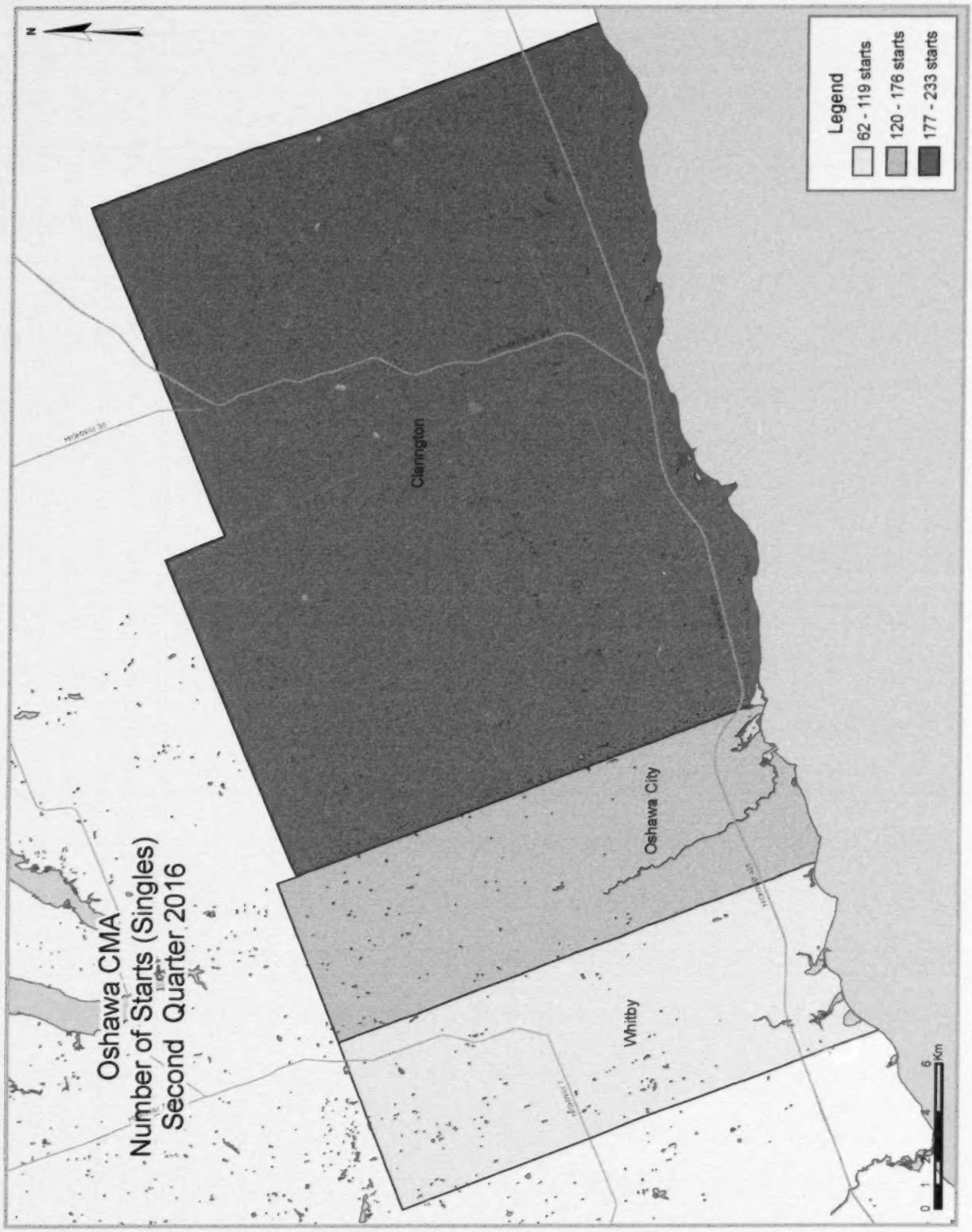

Greater Toronto Area
Total Number of Starts
June 2016
Legend
107 - 971 starts
972 - 1836 starts
1837 - 2701 starts
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
HIGHWAY 7 & 12
HIGHWAY 12
HIGHWAY 48
HIGHWAY 400
HIGHWAY 407
HIGHWAY 7
HIGHWAY 6
HIGHWAY 401
HIGHWAY 35
HIGHWAY 115
HIGHWAY 404
0 4 8 16 24 Km

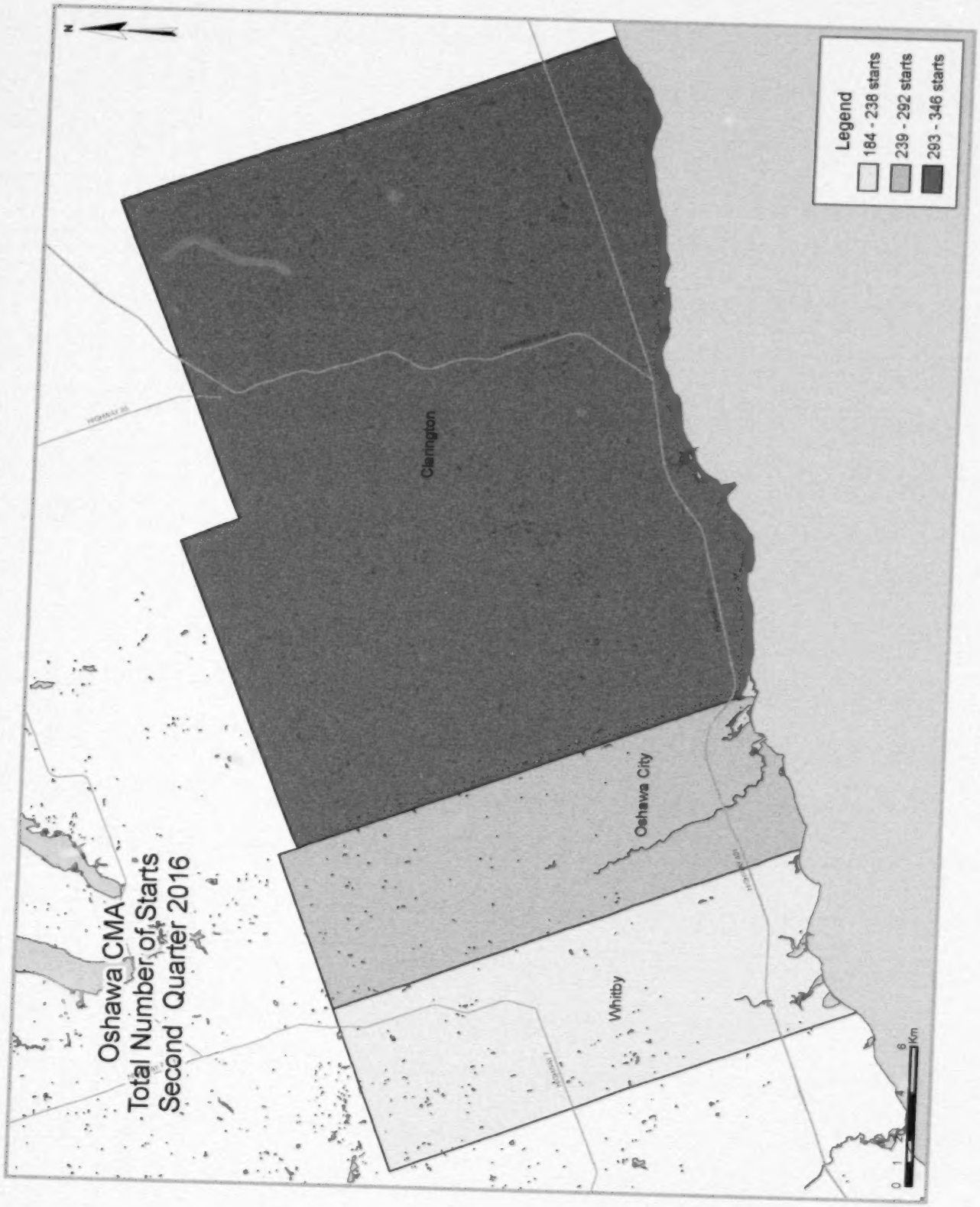

Greater Toronto Area
Number of Starts (Multiples)
January - June 2016
Legend
354 - 3742 starts
3743 - 7131 starts
7132 - 10520 starts
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
HIGHWAY 7 & 12
HIGHWAY 48
HIGHWAY 400
HIGHWAY 404
HIGHWAY 407
HIGHWAY 427
HIGHWAY 6
HIGHWAY 10
HIGHWAY 12
HIGHWAY 27
HIGHWAY 50
HIGHWAY 89
0 4 8 16 24 Km

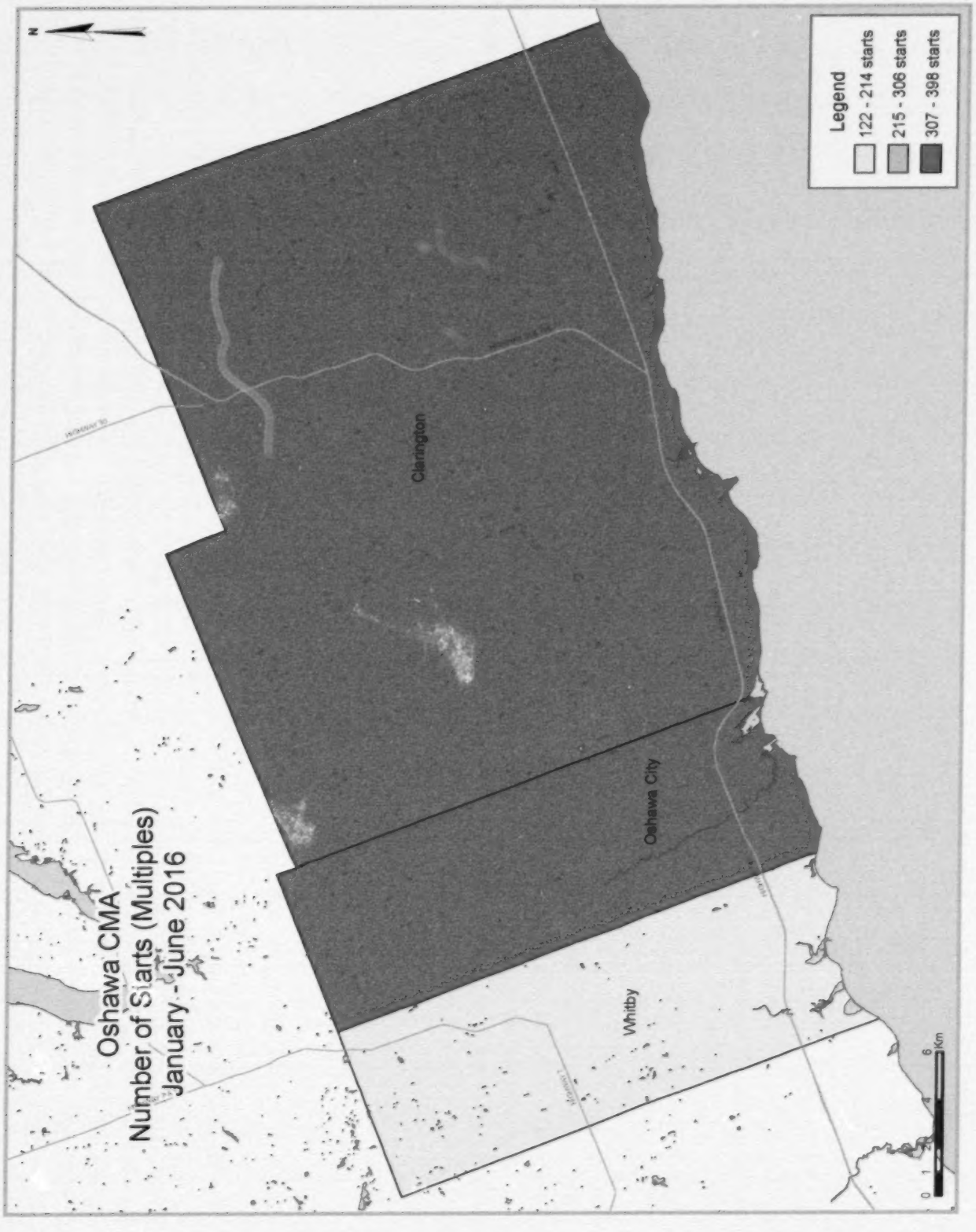

Greater Toronto Area
Number of Starts (Singles)
January - June 2016
Legend
513 - 813 starts
814 - 1114 starts
1115 - 1415 starts
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
HIGHWAY 12
HIGHWAY 7A 12
HIGHWAY 48
HIGHWAY 27
HIGHWAY 9
0 4 8 16 24 Km


Greater Toronto Area
Total Number of Starts
January - June 2016
Legend
998 - 4356 starts
4357 - 7715 starts
7716 - 11074 starts
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
N
0 4 8 16 24 Km

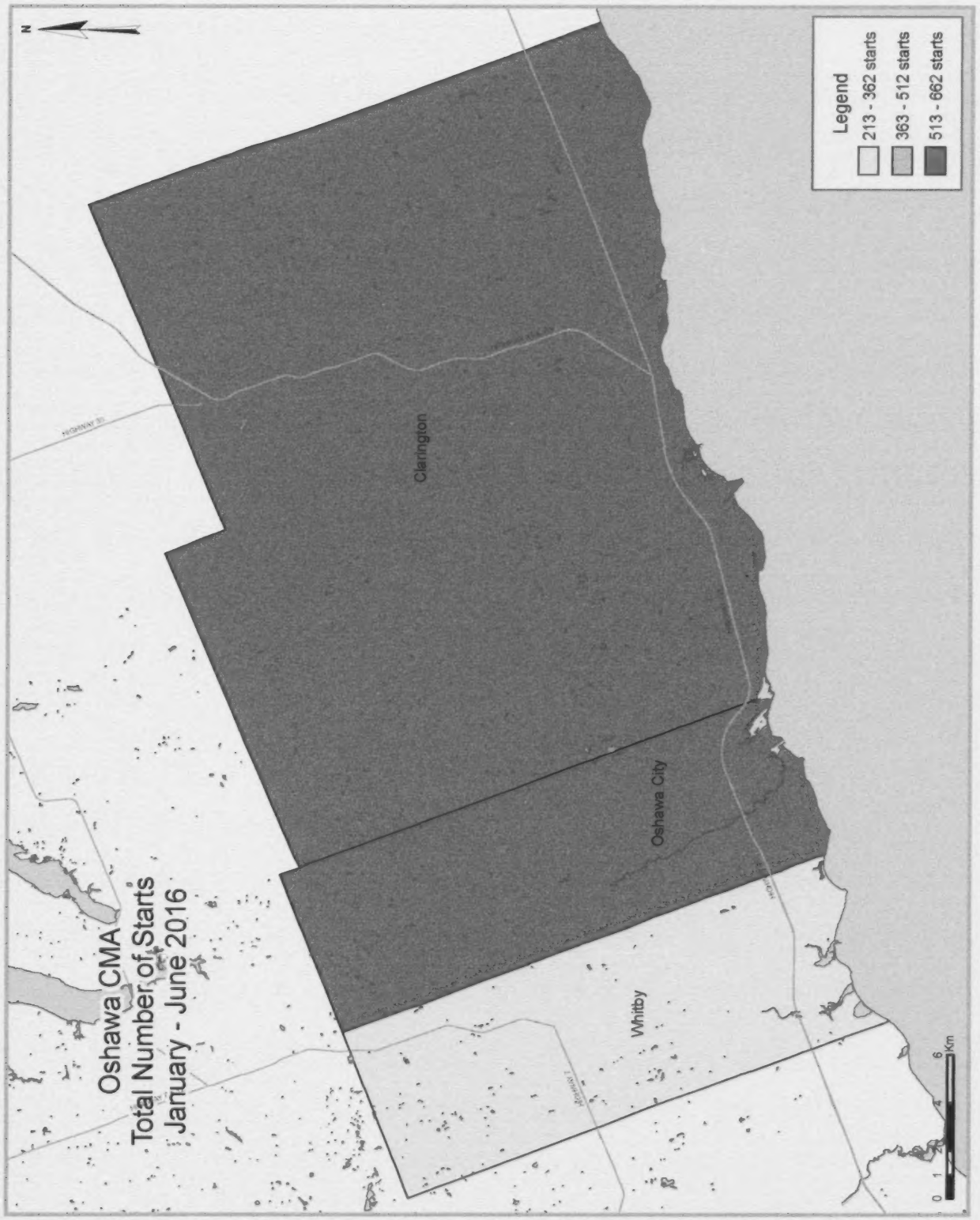

Oshawa CMA
Number of Starts (Multiples)
Second Quarter 2016
Legend
113 - 120 starts
121 - 128 starts
129 - 136 starts
Clarington
Oshawa City
Whitby
N
0
2
4
6
Km


Oshawa CMA
Number of Starts (Singles)
Second Quarter 2016
Legend
62 - 119 starts
120 - 176 starts
177 - 233 starts
N
Clarington
Oshawa City
Whitby
Km
0
2
4
6


Oshawa CMA
Total Number of Starts
Second Quarter 2016
Legend
184 - 238 starts
239 - 292 starts
293 - 346 starts
Clarington
Oshawa City
Whitby
N
0
6
Km


Oshawa CMA
Number of Starts (Multiples)
January - June 2016
Legend
122 - 214 starts
215 - 306 starts
307 - 398 starts
Clarington
Oshawa City
Whitby
N
0
2
4
6
Km

Oshawa CMA
Number of Starts (Singles)
January - June 2016
Legend
91 - 148 starts
149 - 206 starts
207 - 264 starts
Clarington
Oshawa City
Whitby
N
0
1
2
4
6
Km


N
Legend
213 - 362 starts
363 - 512 starts
513 - 662 starts
Clarington
Oshawa City
Whitby
Oshawa CMA
Total Number of Starts
January - June 2016
0 1 2 4 6 Km

ZONE DESCRIPTIONS - GREATER TORONTO AREA	
Toronto City	Toronto, East York, Etobicoke, North York, Scarborough, York
York Region	Aurora, East Gwillimbury, Georgina Township, King Township, Markham, Newmarket, Richmond Hill, Vaughan, Whitchurch-Stouffville
Peel Region	Brampton, Caledon, Mississauga
Halton Region	Burlington, Halton Hills, Milton, Oakville
Durham Region	Ajax, Brock, Clarington, Oshawa, Pickering, Scugog, Uxbridge, Whitby

ZONE DESCRIPTIONS - TORONTO CMA	
Toronto City	Toronto, East York, Etobicoke, North York, Scarborough, York
York Region	Aurora, East Gwillimbury, Georgina Township, King Township, Markham, Newmarket, Richmond Hill, Vaughan, Whitchurch-Stouffville
Peel Region	Brampton, Caledon, Mississauga
Halton Region (part)	Halton Hills, Milton, Oakville
Durham Region (part)	Ajax, Pickering, Uxbridge
Remainder of CMA	Bradford / West Gwillimbury, Town of Mono, New Tecumseth, Orangeville

ZONE DESCRIPTIONS - OSHAWA CMA
Whitby (Town)
Oshawa (City)
Clarington (Municipality)

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1a: Housing Starts (SAAR and Trend) June 2016		
Toronto CMA[1]	May 2016	June 2016
Trend[2]	37,377	40,861
SAAR	33,185	45,848
	June 2015	June 2016
Actual		
June - Single-Detached	1,020	1,086
June - Multiples	1,698	2,962
June - Total	2,718	4,048
January to June - Single-Detached	4,141	4,687
January to June - Multiples	15,082	14,794
January to June - Total	19,223	19,481

Table 1b: Housing Starts (SAAR and Trend) June 2016		
Oshawa CMA[1]	May 2016	June 2016
Trend[2]	2,555	2,904
SAAR	2,420	4,303
	June 2015	June 2016
Actual		
June - Single-Detached	191	249
June - Multiples	23	189
June - Total	214	438
January to June - Single-Detached	616	600
January to June - Multiples	516	835
January to June - Total	1,132	1,435

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1a: Housing Activity Summary of Toronto CMA
June 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
June 2016	1,086	136	272	0	30	2,369	9	146	4,048
June 2015	1,020	70	441	0	57	750	0	380	2,718
% Change	6.5	94.3	-38.3	n/a	-47.4	**	n/a	-61.6	48.9
Year-to-date 2016	4,673	442	2,057	14	269	10,249	58	1,719	19,481
Year-to-date 2015	4,140	438	1,889	1	576	11,269	35	875	19,223
% Change	12.9	0.9	8.9	**	-53.3	-9.1	65.7	96.5	1.3
UNDER CONSTRUCTION									
June 2016	9,199	1,052	4,360	39	1,205	46,152	111	5,770	67,888
June 2015	7,330	896	3,055	8	1,297	39,996	50	3,374	56,006
% Change	25.5	17.4	42.7	**	-7.1	15.4	122.0	71.0	21.2
COMPLETIONS									
June 2016	819	66	373	2	39	259	0	64	1,622
June 2015	431	96	166	1	37	3,046	0	86	3,863
% Change	90.0	-31.3	124.7	100.0	5.4	-91.5	n/a	-25.6	-58.0
Year-to-date 2016	4,957	556	1,945	14	464	7,385	14	1,131	16,466
Year-to-date 2015	3,974	786	1,581	9	216	24,650	2	1,010	32,228
% Change	24.7	-29.3	23.0	55.6	114.8	-70.0	**	12.0	-48.9
COMPLETED & NOT ABSORBED									
June 2016	249	21	56	0	19	1,473	n/a	n/a	1,818
June 2015	229	13	91	1	33	1,956	n/a	n/a	2,323
% Change	8.7	61.5	-38.5	-100.0	-42.4	-24.7	n/a	n/a	-21.7
ABSORBED									
June 2016	804	66	373	2	39	243	n/a	n/a	1,527
June 2015	428	97	166	1	37	3,893	n/a	n/a	4,622
% Change	87.9	-32.0	124.7	100.0	5.4	-93.8	n/a	n/a	-67.0
Year-to-date 2016	4,989	553	1,951	14	470	7,856	n/a	n/a	15,833
Year-to-date 2015	3,961	800	1,565	8	211	23,611	n/a	n/a	30,156
% Change	26.0	-30.9	24.7	75.0	122.7	-66.7	n/a	n/a	-47.5

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1b: Housing Activity Summary of Oshawa CMA
June 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
June 2016	249	4	91	0	11	83	0	0	438
June 2015	191	0	16	0	7	0	0	0	214
% Change	30.4	n/a	**	n/a	57.1	n/a	n/a	n/a	104.7
Year-to-date 2016	600	30	313	0	20	233	2	237	1,435
Year-to-date 2015	616	6	118	0	72	0	0	320	1,132
% Change	-2.6	**	165.3	n/a	-72.2	n/a	n/a	-25.9	26.8
UNDER CONSTRUCTION									
June 2016	980	32	344	0	180	365	0	822	2,723
June 2015	808	8	216	0	168	0	3	500	1,703
% Change	21.3	**	59.3	n/a	7.1	n/a	-100.0	64.4	59.9
COMPLETIONS									
June 2016	104	0	7	0	0	0	0	0	111
June 2015	47	0	0	0	0	0	0	0	47
% Change	121.3	n/a	n/a	n/a	n/a	n/a	n/a	n/a	136.2
Year-to-date 2016	609	18	164	0	102	0	0	198	1,091
Year-to-date 2015	460	0	46	0	0	0	1	72	579
% Change	32.4	n/a	**	n/a	n/a	n/a	-100.0	175.0	88.4
COMPLETED & NOT ABSORBED									
June 2016	26	2	0	0	0	0	n/a	n/a	28
June 2015	27	0	0	0	0	0	n/a	n/a	27
% Change	-3.7	n/a	n/a	n/a	n/a	n/a	n/a	n/a	3.7
ABSORBED									
June 2016	105	0	7	0	0	0	n/a	n/a	112
June 2015	47	0	0	0	0	0	n/a	n/a	47
% Change	123.4	n/a	n/a	n/a	n/a	n/a	n/a	n/a	138.3
Year-to-date 2016	611	16	164	0	102	0	n/a	n/a	893
Year-to-date 2015	461	0	46	0	0	0	n/a	n/a	507
% Change	32.5	n/a	**	n/a	n/a	n/a	n/a	n/a	76.1

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1c: Housing Activity Summary of Greater Toronto Area
June 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
June 2016	1,240	140	355	0	41	2,600	9	146	4,531
June 2015	1,208	62	469	0	73	752	0	380	2,944
% Change	2.6	125.8	-24.3	n/a	-43.8	**	n/a	-61.6	53.9
Year-to-date 2016	4,656	370	2,156	12	289	10,784	23	1,955	20,245
Year-to-date 2015	4,632	414	1,966	1	650	11,223	35	1,195	20,116
% Change	0.5	-10.6	9.7	**	-55.5	-3.9	-34.3	63.6	0.6
UNDER CONSTRUCTION									
June 2016	9,406	948	4,330	33	1,390	47,202	74	6,744	70,127
June 2015	7,969	890	3,210	6	1,491	40,074	53	4,029	57,722
% Change	18.0	6.5	34.9	**	-6.8	17.8	39.6	67.4	21.5
COMPLETIONS									
June 2016	811	56	376	0	39	211	0	64	1,557
June 2015	448	88	166	1	37	3,046	0	86	3,872
% Change	81.0	-36.4	126.5	-100.0	5.4	-93.1	n/a	-25.6	-59.8
Year-to-date 2016	5,104	550	2,059	1	565	7,359	14	1,328	16,980
Year-to-date 2015	4,100	762	1,615	4	249	24,650	3	1,197	32,580
% Change	24.5	-27.8	27.5	-75.0	126.9	-70.1	**	10.9	-47.9
COMPLETED & NOT ABSORBED									
June 2016	276	24	40	0	19	1,472	n/a	n/a	1,831
June 2015	264	13	78	1	33	1,938	n/a	n/a	2,327
% Change	4.5	84.6	-48.7	-100.0	-42.4	-24.0	n/a	n/a	-21.3
ABSORBED									
June 2016	791	56	376	0	39	195	n/a	n/a	1,457
June 2015	444	89	166	1	37	3,893	n/a	n/a	4,630
% Change	78.2	-37.1	126.5	-100.0	5.4	-95.0	n/a	n/a	-68.5
Year-to-date 2016	5,119	545	2,065	1	571	7,813	n/a	n/a	16,114
Year-to-date 2015	4,076	774	1,596	3	244	23,611	n/a	n/a	30,304
% Change	25.6	-29.6	29.4	-66.7	134.0	-66.9	n/a	n/a	-46.8

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
June 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Toronto City									
June 2016	158	2	20	0	0	2,366	9	146	2,701
June 2015	121	8	0	0	0	328	0	380	837
York Region									
June 2016	396	16	124	0	0	0	0	0	536
June 2015	378	28	303	0	16	110	0	0	835
Peel Region									
June 2016	264	86	47	0	0	3	0	0	400
June 2015	258	26	14	0	21	300	0	0	619
Halton Region									
June 2016	77	22	64	0	0	148	0	0	311
June 2015	186	0	136	0	17	14	0	0	353
Durham Region									
June 2016	345	14	100	0	41	83	0	0	583
June 2015	265	0	16	0	19	0	0	0	300
Toronto CMA									
June 2016	1,086	136	272	0	30	2,369	9	146	4,048
June 2015	1,020	70	441	0	57	750	0	380	2,718
Oshawa CMA									
June 2016	249	4	91	0	11	83	0	0	438
June 2015	191	0	16	0	7	0	0	0	214
Greater Toronto Area									
June 2016	1,240	140	355	0	41	2,600	9	146	4,531
June 2015	1,208	62	469	0	73	752	0	380	2,944

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket June 2016									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Toronto City									
June 2016	1,734	122	476	2	368	34,451	38	4,798	41,989
June 2015	1,505	170	484	6	204	29,390	32	2,839	34,630
York Region									
June 2016	2,760	154	1,417	2	243	6,657	0	553	11,786
June 2015	2,219	96	1,175	0	296	5,904	0	273	9,963
Peel Region									
June 2016	2,786	560	1,234	24	448	2,809	36	416	8,313
June 2015	2,035	544	909	0	516	2,675	18	262	6,959
Halton Region									
June 2016	791	60	740	4	72	2,751	0	155	4,573
June 2015	927	38	328	0	230	2,105	0	155	3,783
Durham Region									
June 2016	1,335	52	463	1	259	534	0	822	3,466
June 2015	1,283	42	314	0	245	0	3	500	2,387
Toronto CMA									
June 2016	9,199	1,052	4,360	39	1,205	46,152	111	5,770	67,888
June 2015	7,330	896	3,055	8	1,297	39,996	50	3,374	56,006
Oshawa CMA									
June 2016	980	32	344	0	180	365	0	822	2,723
June 2015	808	8	216	0	168	0	3	500	1,703
Greater Toronto Area									
June 2016	9,406	948	4,330	33	1,390	47,202	74	6,744	70,127
June 2015	7,969	890	3,210	6	1,491	40,074	53	4,029	57,722

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
June 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Toronto City									
June 2016	119	8	89	0	0	49	0	40	305
June 2015	62	14	0	0	0	3,020	0	86	3,182
York Region									
June 2016	232	4	111	0	0	123	0	24	494
June 2015	143	16	104	1	0	26	0	0	290
Peel Region									
June 2016	184	38	55	0	39	0	0	0	316
June 2015	87	48	43	0	16	0	0	0	194
Halton Region									
June 2016	146	6	114	0	0	39	0	0	305
June 2015	76	2	15	0	0	0	0	0	93
Durham Region									
June 2016	130	0	7	0	0	0	0	0	137
June 2015	80	8	4	0	21	0	0	0	113
Toronto CMA									
June 2016	819	66	373	2	39	259	0	64	1,622
June 2015	431	96	166	1	37	3,046	0	86	3,863
Oshawa CMA									
June 2016	104	0	7	0	0	0	0	0	111
June 2015	47	0	0	0	0	0	0	0	47
Greater Toronto Area									
June 2016	811	56	376	0	39	211	0	64	1,557
June 2015	448	88	166	1	37	3,046	0	86	3,872

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
June 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Toronto City									
June 2016	180	11	18	0	19	1,276	n/a	n/a	1,504
June 2015	144	7	30	1	19	1,736	n/a	n/a	1,937
York Region									
June 2016	38	10	0	0	0	143	n/a	n/a	191
June 2015	45	6	19	0	11	202	n/a	n/a	283
Peel Region									
June 2016	1	0	22	0	0	0	n/a	n/a	23
June 2015	14	0	22	0	0	0	n/a	n/a	36
Halton Region									
June 2016	27	1	0	0	0	53	n/a	n/a	81
June 2015	30	0	3	0	0	0	n/a	n/a	33
Durham Region									
June 2016	30	2	0	0	0	0	n/a	n/a	32
June 2015	31	0	4	0	3	0	n/a	n/a	38
Toronto CMA									
June 2016	249	21	56	0	19	1,473	n/a	n/a	1,818
June 2015	229	13	91	1	33	1,956	n/a	n/a	2,323
Oshawa CMA									
June 2016	26	2	0	0	0	0	n/a	n/a	28
June 2015	27	0	0	0	0	0	n/a	n/a	27
Greater Toronto Area									
June 2016	276	24	40	0	19	1,472	n/a	n/a	1,831
June 2015	264	13	78	1	33	1,938	n/a	n/a	2,327

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
June 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Toronto City									
June 2016	99	8	89	0	0	49	n/a	n/a	245
June 2015	56	15	0	0	0	3,867	n/a	n/a	3,938
York Region									
June 2016	234	4	111	0	0	107	n/a	n/a	456
June 2015	142	16	104	1	0	26	n/a	n/a	289
Peel Region									
June 2016	184	38	55	0	39	0	n/a	n/a	316
June 2015	88	48	43	0	16	0	n/a	n/a	195
Halton Region									
June 2016	146	6	114	0	0	39	n/a	n/a	305
June 2015	72	2	15	0	0	0	n/a	n/a	89
Durham Region									
June 2016	128	0	7	0	0	0	n/a	n/a	135
June 2015	86	8	4	0	21	0	n/a	n/a	119
Toronto CMA									
June 2016	804	66	373	2	39	243	n/a	n/a	1,527
June 2015	428	97	166	1	37	3,893	n/a	n/a	4,622
Oshawa CMA									
June 2016	105	0	7	0	0	0	n/a	n/a	112
June 2015	47	0	0	0	0	0	n/a	n/a	47
Greater Toronto Area									
June 2016	791	56	376	0	39	195	n/a	n/a	1,457
June 2015	444	89	166	1	37	3,893	n/a	n/a	4,630

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3a: History of Housing Starts of Toronto CMA 2006 - 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2015	10,182	1,094	4,307	41	1,126	22,695	63	2,779	42,287
% Change	15.7	-28.0	42.4	46.4	26.7	76.5	**	54.5	46.2
2014	8,802	1,520	3,025	28	889	12,862	4	1,799	28,929
% Change	-6.1	-18.2	-14.4	-34.9	54.1	-26.3	-60.0	157.4	-13.8
2013	9,378	1,858	3,532	43	577	17,450	10	699	33,547
% Change	-12.0	-16.8	-26.8	10.3	-41.3	-36.3	-64.3	-63.7	-30.3
2012	10,657	2,233	4,828	39	983	27,413	28	1,923	48,105
% Change	-4.9	12.1	11.2	-2.5	-5.2	42.8	133.3	0.1	21.0
2011	11,207	1,992	4,340	40	1,037	19,195	12	1,922	39,745
% Change	13.4	21.8	30.4	-18.4	-24.4	65.7	-57.1	46.7	36.1
2010	9,887	1,636	3,327	49	1,372	11,586	28	1,310	29,195
% Change	22.9	-18.8	37.8	-39.5	132.1	5.8	**	-27.5	12.5
2009	8,048	2,014	2,415	81	591	10,954	8	1,808	25,949
% Change	-28.4	-14.4	-12.9	17.4	-68.0	-50.8	-60.0	8.2	-38.5
2008	11,239	2,352	2,772	69	1,845	22,244	20	1,671	42,212
% Change	-23.8	-16.6	-37.0	146.4	48.1	136.7	**	154.3	26.8
2007	14,741	2,820	4,401	28	1,246	9,396	4	657	33,293
% Change	4.8	1.0	14.0	-41.7	-11.7	-29.6	-50.0	-57.6	-10.2
2006	14,072	2,792	3,860	48	1,411	13,338	8	1,551	37,080

Source: CMHC (Starts and Completions Survey)

Table 1.3b: History of Housing Starts of Oshawa CMA 2006 - 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2015	1,417	20	290	1	122	132	0	605	2,587
% Change	24.3	-37.5	4.3	n/a	10.9	n/a	-100.0	**	54.8
2014	1,140	32	278	0	110	0	1	110	1,671
% Change	29.1	-51.5	135.6	n/a	**	n/a	-97.0	-58.2	20.7
2013	883	66	118	0	21	0	33	263	1,384
% Change	-23.4	32.0	6.3	n/a	-88.6	-100.0	**	77.7	-23.2
2012	1,153	50	111	0	185	154	2	148	1,803
% Change	-16.7	25.0	-44.2	n/a	21.7	**	-80.0	**	-3.0
2011	1,384	40	199	0	152	30	10	44	1,859
% Change	-10.1	150.0	-13.9	n/a	70.8	n/a	n/a	**	-1.5
2010	1,540	16	231	0	89	0	0	12	1,888
% Change	84.2	**	**	n/a	140.5	n/a	-100.0	-71.4	92.7
2009	836	4	58	0	37	0	3	42	980
% Change	-44.3	0.0	-77.3	n/a	-79.1	-100.0	n/a	55.6	-50.7
2008	1,500	4	255	0	177	24	0	27	1,987
% Change	-14.1	-71.4	38.6	n/a	6.0	-81.7	n/a	-81.5	-16.8
2007	1,747	14	184	0	167	131	0	146	2,389
% Change	-17.1	-22.2	-29.0	n/a	35.8	-73.0	-100.0	n/a	-20.2
2006	2,108	18	259	0	123	486	1	0	2,995

Source: CMHC (Starts and Completions Survey)

Table 1.3c: History of Housing Starts in the Greater Toronto Area 2006 - 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2015	10,773	1,020	4,422	23	1,250	23,112	63	3,384	44,047
% Change	16.6	-33.8	34.4	155.6	19.4	78.0	**	77.3	46.7
2014	9,243	1,540	3,290	9	1,047	12,982	5	1,909	30,025
% Change	-4.1	-17.9	-4.7	-10.0	50.0	-26.6	-88.4	50.4	-13.4
2013	9,637	1,876	3,451	10	698	17,690	43	1,269	34,674
% Change	-14.6	-15.5	-29.8	**	-42.0	-36.6	43.3	-38.7	-30.1
2012	11,285	2,219	4,919	3	1,204	27,905	30	2,071	49,637
% Change	-6.8	11.8	7.5	-81.3	-1.0	44.0	36.4	5.3	20.3
2011	12,105	1,984	4,576	16	1,216	19,375	22	1,966	41,260
% Change	9.3	12.7	27.6	-36.0	-19.9	61.2	-21.4	48.7	31.6
2010	11,079	1,760	3,587	25	1,519	12,021	28	1,322	31,341
% Change	27.9	-15.4	51.5	**	129.1	8.8	154.5	-36.6	16.3
2009	8,663	2,080	2,367	3	663	11,044	11	2,084	26,945
% Change	-31.4	-14.6	-21.9	-95.9	-70.3	-51.1	-45.0	23.0	-39.7
2008	12,633	2,436	3,030	73	2,231	22,585	20	1,694	44,702
% Change	-23.7	-15.7	-35.2	**	39.0	134.9	**	111.0	23.6
2007	16,550	2,890	4,674	18	1,605	9,615	4	803	36,159
% Change	2.3	-0.1	9.0	50.0	-4.1	-30.4	-76.5	-50.6	-10.7
2006	16,179	2,894	4,287	12	1,673	13,824	17	1,626	40,512

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
June 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	June 2016	June 2015	June 2016	June 2015	June 2016	June 2015	June 2016	June 2015	June 2016	June 2015	% Change
Toronto City	158	121	2	8	13	0	2,528	708	2,701	837	**
Toronto	20	19	0	4	4	0	1,409	569	1,433	592	142.1
East York	22	10	0	0	0	0	0	0	22	10	120.0
Etobicoke	57	31	2	2	0	0	258	0	317	33	**
North York	28	48	0	0	9	0	0	139	37	187	-80.2
Scarborough	30	10	0	0	0	0	861	0	891	10	**
York	1	3	0	2	0	0	0	0	1	5	-80.0
York Region	396	378	16	28	124	319	0	110	536	835	-35.8
Aurora	50	65	0	4	32	38	0	0	82	107	-23.4
East Gwillimbury	5	25	0	0	0	0	0	0	5	25	-80.0
Georgina Township	42	8	0	2	0	4	0	0	42	14	200.0
King Township	16	29	0	0	0	0	0	0	16	29	-44.8
Markham	73	40	2	4	5	164	0	0	80	208	-61.5
Newmarket	41	35	0	0	0	0	0	0	41	35	17.1
Richmond Hill	67	19	0	2	12	42	0	0	79	63	25.4
Vaughan	71	148	14	14	65	0	0	110	150	272	-44.9
Whitchurch-Stouffville	31	9	0	2	10	71	0	0	41	82	-50.0
Peel Region	264	258	86	26	47	35	3	300	400	619	-35.4
Brampton	243	164	80	0	47	0	0	0	370	164	125.6
Caledon	9	71	0	18	0	14	0	0	9	103	-91.3
Mississauga	12	23	6	8	0	21	3	300	21	352	-94.0
Halton Region	77	186	22	0	64	153	148	14	311	353	-11.9
Burlington	3	3	0	0	0	35	148	2	151	40	**
Halton Hills	4	54	2	0	0	12	0	0	6	66	-90.9
Milton	32	2	0	0	0	5	0	0	32	7	**
Oakville	38	127	20	0	64	101	0	12	122	240	-49.2
Durham Region	345	265	14	0	141	35	83	0	583	300	94.3
Ajax	23	36	0	0	0	12	0	0	23	48	-52.1
Brock	1	6	0	0	0	0	0	0	1	6	-83.3
Clarington	172	46	0	0	58	0	20	0	250	46	**
Oshawa	39	127	4	0	19	12	0	0	62	139	-55.4
Pickering	44	15	0	0	30	0	0	0	74	15	**
Scugog	0	2	0	0	0	0	0	0	0	2	-100.0
Uxbridge	28	15	10	0	9	0	0	0	47	15	**
Whitby	38	18	0	0	25	11	63	0	126	29	**
Remainder of Toronto CMA	99	14	0	10	8	12	0	0	107	36	197.2
Bradford West Gwillimbury	40	3	0	0	0	0	0	0	40	3	**
Town of Mono	28	0	0	0	0	0	0	0	28	0	n/a
New Tecumseth	31	11	0	10	0	12	0	0	31	33	-6.1
Orangeville	0	0	0	0	8	0	0	0	8	0	n/a
Toronto CMA	1,086	1,020	136	72	295	496	2,531	1,130	4,048	2,718	48.9
Oshawa CMA	249	191	4	0	102	23	83	0	438	214	104.7
Greater Toronto Area (GTA)	1,240	1,208	140	62	389	542	2,762	1,132	4,531	2,944	53.9

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type January - June 2016											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Toronto City	554	448	10	10	158	193	10,352	8,118	11,074	8,769	26.3
Toronto	81	53	0	6	41	79	6,148	5,735	6,270	5,873	6.8
East York	40	27	4	0	0	0	0	0	44	27	63.0
Etobicoke	159	113	4	2	68	58	1,789	1,408	2,020	1,581	27.8
North York	169	201	0	0	9	41	910	561	1,088	803	35.5
Scarborough	82	39	0	0	40	15	1,465	321	1,587	375	**
York	23	15	2	2	0	0	40	93	65	110	-40.9
York Region	1,382	1,457	106	60	699	942	1,413	1,949	3,600	4,408	-18.3
Aurora	263	268	58	4	182	99	0	77	503	448	12.3
East Gwillimbury	27	74	0	0	0	0	0	0	27	74	-63.5
Georgina Township	218	43	0	2	12	16	0	0	230	61	**
King Township	110	130	0	0	6	21	0	0	116	151	-23.2
Markham	141	206	18	32	85	259	984	460	1,228	957	28.3
Newmarket	224	35	2	0	22	23	231	16	479	74	**
Richmond Hill	179	89	12	2	61	268	0	0	252	359	-29.8
Vaughan	144	557	16	18	306	70	44	1,372	510	2,017	-74.7
Whitchurch-Stouffville	76	55	0	2	25	186	154	24	255	267	-4.5
Peel Region	1,415	1,264	178	316	572	765	310	1,457	2,475	3,802	-34.9
Brampton	1,222	957	132	262	422	550	50	138	1,826	1,907	-4.2
Caledon	129	224	24	32	16	42	0	0	169	298	-43.3
Mississauga	64	83	22	22	134	173	260	1,319	480	1,597	-69.9
Halton Region	513	588	44	2	368	316	467	700	1,392	1,606	-13.3
Burlington	17	30	0	0	0	43	302	2	319	75	**
Halton Hills	33	286	2	0	34	23	0	0	69	309	-77.7
Milton	99	74	0	2	39	118	135	207	273	401	-31.9
Oakville	364	198	42	0	295	132	30	491	731	821	-11.0
Durham Region	804	876	42	26	388	309	470	320	1,704	1,531	11.3
Ajax	96	134	0	0	16	69	0	0	112	203	-44.8
Brock	4	7	0	6	0	0	0	0	4	13	-69.2
Clarington	264	186	2	0	83	36	313	0	662	222	198.2
Oshawa	245	377	30	6	191	86	94	310	560	779	-28.1
Pickering	69	83	0	12	30	10	0	0	99	105	-5.7
Scugog	4	3	0	0	0	0	0	0	4	3	33.3
Uxbridge	31	33	10	2	9	40	0	0	50	75	-33.3
Whitby	91	53	0	0	59	68	63	10	213	131	62.6
Remainder of Toronto CMA	644	164	102	48	251	70	1	48	998	330	**
Bradford West Gwillimbury	222	82	62	2	80	13	0	0	364	97	**
Town of Mono	48	1	0	0	0	0	1	0	49	1	**
New Tecumseth	363	57	40	46	113	39	0	48	516	190	171.6
Orangeville	11	24	0	0	58	18	0	0	69	42	64.3
Toronto CMA	4,687	4,141	450	450	2,103	2,362	12,241	12,270	19,481	19,223	1.3
Oshawa CMA	600	616	32	6	333	190	470	320	1,435	1,132	26.8
Greater Toronto Area (GTA)	4,668	4,633	380	414	2,185	2,525	13,012	12,544	20,245	20,116	0.6

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
June 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	June 2016	June 2015	June 2016	June 2015	June 2016	June 2015	June 2016	June 2015
Toronto City	4	0	9	0	2,382	328	146	380
Toronto	4	0	0	0	1,409	189	0	380
East York	0	0	0	0	0	0	0	0
Etobicoke	0	0	0	0	258	0	0	0
North York	0	0	9	0	0	139	0	0
Scarborough	0	0	0	0	715	0	146	0
York	0	0	0	0	0	0	0	0
York Region	124	319	0	0	0	110	0	0
Aurora	32	38	0	0	0	0	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	0	4	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	5	164	0	0	0	0	0	0
Newmarket	0	0	0	0	0	0	0	0
Richmond Hill	12	42	0	0	0	0	0	0
Vaughan	65	0	0	0	0	110	0	0
Whitchurch-Stouffville	10	71	0	0	0	0	0	0
Peel Region	47	35	0	0	3	300	0	0
Brampton	47	0	0	0	0	0	0	0
Caledon	0	14	0	0	0	0	0	0
Mississauga	0	21	0	0	3	300	0	0
Halton Region	64	153	0	0	148	14	0	0
Burlington	0	35	0	0	148	2	0	0
Halton Hills	0	12	0	0	0	0	0	0
Milton	0	5	0	0	0	0	0	0
Oakville	64	101	0	0	0	12	0	0
Durham Region	141	35	0	0	83	0	0	0
Ajax	0	12	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	58	0	0	0	20	0	0	0
Oshawa	19	12	0	0	0	0	0	0
Pickering	30	0	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	9	0	0	0	0	0	0	0
Whitby	25	11	0	0	63	0	0	0
Remainder of Toronto CMA	8	12	0	0	0	0	0	0
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	12	0	0	0	0	0	0
Orangeville	8	0	0	0	0	0	0	0
Toronto CMA	286	496	9	0	2,385	750	146	380
Oshawa CMA	102	23	0	0	83	0	0	0
Greater Toronto Area (GTA)	380	542	9	0	2,616	752	146	380

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - June 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Toronto City	137	172	21	21	9,171	7,297	1,181	821
Toronto	29	79	12	0	5,113	4,934	1,035	801
East York	0	0	0	0	0	0	0	0
Etobicoke	68	58	0	0	1,789	1,408	0	0
North York	0	20	9	21	910	541	0	20
Scarborough	40	15	0	0	1,319	321	146	0
York	0	0	0	0	40	93	0	0
York Region	699	942	0	0	876	1,909	537	40
Aurora	182	99	0	0	0	77	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	12	16	0	0	0	0	0	0
King Township	6	21	0	0	0	0	0	0
Markham	85	259	0	0	678	460	306	0
Newmarket	22	23	0	0	0	0	231	16
Richmond Hill	61	268	0	0	0	0	0	0
Vaughan	306	70	0	0	44	1,348	0	24
Whitchurch-Stouffville	25	186	0	0	154	24	0	0
Peel Region	572	751	0	14	310	1,443	0	14
Brampton	422	536	0	14	50	124	0	14
Caledon	16	42	0	0	0	0	0	0
Mississauga	134	173	0	0	260	1,319	0	0
Halton Region	368	316	0	0	467	700	0	0
Burlington	0	43	0	0	302	2	0	0
Halton Hills	34	23	0	0	0	0	0	0
Milton	39	118	0	0	135	207	0	0
Oakville	295	132	0	0	30	491	0	0
Durham Region	388	309	0	0	233	0	237	320
Ajax	16	69	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	83	36	0	0	170	0	143	0
Oshawa	191	86	0	0	0	0	94	310
Pickering	30	10	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	9	40	0	0	0	0	0	0
Whitby	59	68	0	0	63	0	0	10
Remainder of Toronto CMA	214	70	37	0	0	48	1	0
Bradford West Gwillimbury	80	13	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	1	0
New Tecumseth	113	39	0	0	0	48	0	0
Orangeville	21	18	37	0	0	0	0	0
Toronto CMA	2,045	2,327	58	35	10,522	11,395	1,719	875
Oshawa CMA	333	190	0	0	233	0	237	320
Greater Toronto Area (GTA)	2,164	2,490	21	35	11,057	11,349	1,955	1,195

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market June 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	June 2016	June 2015	June 2016	June 2015	June 2016	June 2015	June 2016	June 2015
Toronto City	180	129	2,366	328	155	380	2,701	837
Toronto	24	23	1,409	189	0	380	1,433	592
East York	22	10	0	0	0	0	22	10
Etobicoke	75	33	242	0	0	0	317	33
North York	28	48	0	139	9	0	37	187
Scarborough	30	10	715	0	146	0	891	10
York	1	5	0	0	0	0	1	5
York Region	536	709	0	126	0	0	536	835
Aurora	82	107	0	0	0	0	82	107
East Gwillimbury	5	25	0	0	0	0	5	25
Georgina Township	42	14	0	0	0	0	42	14
King Township	16	29	0	0	0	0	16	29
Markham	80	208	0	0	0	0	80	208
Newmarket	41	35	0	0	0	0	41	35
Richmond Hill	79	63	0	0	0	0	79	63
Vaughan	150	162	0	110	0	0	150	272
Whitchurch-Stouffville	41	66	0	16	0	0	41	82
Peel Region	397	298	3	321	0	0	400	619
Brampton	370	164	0	0	0	0	370	164
Caledon	9	103	0	0	0	0	9	103
Mississauga	18	31	3	321	0	0	21	352
Halton Region	163	322	148	31	0	0	311	353
Burlington	3	21	148	19	0	0	151	40
Halton Hills	6	66	0	0	0	0	6	66
Milton	32	7	0	0	0	0	32	7
Oakville	122	228	0	12	0	0	122	240
Durham Region	459	281	124	19	0	0	583	300
Ajax	23	36	0	12	0	0	23	48
Brock	1	6	0	0	0	0	1	6
Clarington	219	46	31	0	0	0	250	46
Oshawa	62	139	0	0	0	0	62	139
Pickering	44	15	30	0	0	0	74	15
Scugog	0	2	0	0	0	0	0	2
Uxbridge	47	15	0	0	0	0	47	15
Whitby	63	22	63	7	0	0	126	29
Remainder of Toronto CMA	107	28	0	8	0	0	107	36
Bradford West Gwillimbury	40	3	0	0	0	0	40	3
Town of Mono	28	0	0	0	0	0	28	0
New Tecumseth	31	25	0	8	0	0	31	33
Orangeville	8	0	0	0	0	0	8	0
Toronto CMA	1,494	1,531	2,399	807	155	380	4,048	2,718
Oshawa CMA	344	207	94	7	0	0	438	214
Greater Toronto Area (GTA)	1,735	1,739	2,641	825	155	380	4,531	2,944

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market January - June 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Toronto City	620	611	9,252	7,316	1,202	842	11,074	8,769
Toronto	100	118	5,123	4,954	1,047	801	6,270	5,873
East York	44	27	0	0	0	0	44	27
Etobicoke	179	115	1,841	1,466	0	0	2,020	1,581
North York	169	280	910	482	9	41	1,088	803
Scarborough	103	54	1,338	321	146	0	1,587	375
York	25	17	40	93	0	0	65	110
York Region	2,266	2,332	797	2,036	537	40	3,600	4,408
Aurora	501	371	2	77	0	0	503	448
East Gwillimbury	27	74	0	0	0	0	27	74
Georgina Township	230	61	0	0	0	0	230	61
King Township	110	136	6	15	0	0	116	151
Markham	451	497	471	460	306	0	1,228	957
Newmarket	248	35	0	23	231	16	479	74
Richmond Hill	224	359	28	0	0	0	252	359
Vaughan	374	610	136	1,383	0	24	510	2,017
Whitchurch-Stouffville	101	189	154	78	0	0	255	267
Peel Region	2,200	2,103	275	1,671	0	28	2,475	3,802
Brampton	1,817	1,659	9	220	0	28	1,826	1,907
Caledon	169	298	0	0	0	0	169	298
Mississauga	214	146	266	1,451	0	0	480	1,597
Halton Region	925	890	467	716	0	0	1,392	1,606
Burlington	17	48	302	27	0	0	319	75
Halton Hills	69	309	0	0	0	0	69	309
Milton	138	194	135	207	0	0	273	401
Oakville	701	339	30	482	0	0	731	821
Durham Region	1,171	1,076	294	135	239	320	1,704	1,531
Ajax	102	140	10	63	0	0	112	203
Brock	4	13	0	0	0	0	4	13
Clarington	329	214	190	8	143	0	662	222
Oshawa	464	469	0	0	96	310	560	779
Pickering	69	105	30	0	0	0	99	105
Scugog	4	3	0	0	0	0	4	3
Uxbridge	49	75	1	0	0	0	50	75
Whitby	150	57	63	64	0	10	213	131
Remainder of Toronto CMA	958	259	2	71	38	0	998	330
Bradford West Gwillimbury	364	97	0	0	0	0	364	97
Town of Mono	48	1	0	0	1	0	49	1
New Tecumseth	514	124	2	66	0	0	516	190
Orangeville	32	37	0	5	37	0	69	42
Toronto CMA	7,172	6,467	10,532	11,846	1,777	910	19,481	19,223
Oshawa CMA	943	740	253	72	239	320	1,435	1,132
Greater Toronto Area (GTA)	7,182	7,012	11,085	11,874	1,978	1,230	20,245	20,116

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
June 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	June 2016	June 2015	June 2016	June 2015	June 2016	June 2015	June 2016	June 2015	June 2016	June 2015	% Change
Toronto City	119	62	8	14	89	0	89	3,106	305	3,182	-90.4
Toronto	20	14	4	6	3	0	49	2,486	76	2,506	-97.0
East York	6	16	2	0	0	0	0	0	8	16	-50.0
Etobicoke	3	6	0	2	0	0	0	373	3	381	-99.2
North York	56	16	0	0	0	0	40	247	96	263	-63.5
Scarborough	29	8	0	0	86	0	0	0	115	8	**
York	5	2	2	6	0	0	0	0	7	8	-12.5
York Region	232	144	4	16	111	104	147	26	494	290	70.3
Aurora	8	8	0	0	16	0	0	0	24	8	200.0
East Gwillimbury	12	1	0	0	0	0	0	0	12	1	**
Georgina Township	38	20	0	0	8	0	0	0	46	20	130.0
King Township	29	13	0	0	0	0	0	0	29	13	123.1
Markham	0	25	0	10	0	85	89	0	89	120	-25.8
Newmarket	18	4	0	0	0	0	0	0	18	4	**
Richmond Hill	0	15	0	0	25	10	0	0	25	25	0.0
Vaughan	120	54	4	6	62	9	58	0	244	69	**
Whitchurch-Stouffville	7	4	0	0	0	0	0	26	7	30	-76.7
Peel Region	184	87	38	48	94	59	0	0	316	194	62.9
Brampton	119	72	32	8	55	59	0	0	206	139	48.2
Caledon	45	9	4	40	0	0	0	0	49	49	0.0
Mississauga	20	6	2	0	39	0	0	0	61	6	**
Halton Region	146	76	6	2	114	6	39	9	305	93	**
Burlington	7	1	0	0	0	0	0	0	7	1	**
Halton Hills	10	4	0	0	38	0	0	0	48	4	**
Milton	72	33	4	2	34	6	27	0	137	41	**
Oakville	57	38	2	0	42	0	12	9	113	47	140.4
Durham Region	130	80	0	8	7	25	0	0	137	113	21.2
Ajax	4	28	0	6	0	21	0	0	4	55	-92.7
Brock	0	0	0	0	0	0	0	0	0	0	n/a
Clarington	41	26	0	0	0	0	0	0	41	26	57.7
Oshawa	50	19	0	0	7	0	0	0	57	19	200.0
Pickering	5	5	0	2	0	4	0	0	5	11	-54.5
Scugog	0	0	0	0	0	0	0	0	0	0	n/a
Uxbridge	17	0	0	0	0	0	0	0	17	0	n/a
Whitby	13	2	0	0	0	0	0	0	13	2	**
Remainder of Toronto CMA	121	31	10	8	4	0	48	0	183	39	**
Bradford West Gwillimbury	46	15	0	0	0	0	0	0	46	15	**
Town of Mono	4	0	0	0	0	0	0	0	4	0	n/a
New Tecumseth	71	12	10	8	4	0	48	0	133	20	**
Orangeville	0	4	0	0	0	0	0	0	0	4	-100.0
Toronto CMA	821	432	66	96	412	194	323	3,141	1,622	3,863	-58.0
Oshawa CMA	104	47	0	0	7	0	0	0	111	47	136.2
Greater Toronto Area (GTA)	811	449	56	88	415	194	275	3,141	1,557	3,872	-59.8

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type January - June 2016											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Toronto City	447	394	72	76	166	40	6,076	23,127	6,761	23,637	-71.4
Toronto	73	89	8	36	6	21	3,109	14,488	3,196	14,634	-78.2
East York	31	30	2	4	0	5	0	0	33	39	-15.4
Etobicoke	88	64	4	2	4	3	833	2,732	929	2,801	-66.8
North York	182	164	54	2	43	0	1,714	4,928	1,993	5,094	-60.9
Scarborough	54	42	0	12	113	11	420	530	587	595	-1.3
York	19	5	4	20	0	0	0	449	23	474	-95.1
York Region	1,420	1,339	88	244	870	745	1,026	1,833	3,404	4,161	-18.2
Aurora	268	109	4	0	169	13	35	0	476	122	**
East Gwillimbury	123	18	0	0	0	0	0	0	123	18	**
Georgina Township	133	109	2	0	14	25	0	0	149	134	11.2
King Township	114	125	0	0	7	8	0	0	121	133	-9.0
Markham	128	361	20	176	81	315	257	938	486	1,790	-72.8
Newmarket	113	19	24	0	13	31	0	0	150	50	200.0
Richmond Hill	93	166	0	16	142	260	652	255	887	697	27.3
Vaughan	424	343	38	52	224	93	58	614	744	1,102	-32.5
Whitchurch-Stouffville	24	89	0	0	220	0	24	26	268	115	133.0
Peel Region	1,617	1,034	360	396	900	435	779	586	3,656	2,451	49.2
Brampton	1,274	871	258	340	787	225	617	103	2,936	1,539	90.8
Caledon	256	90	54	40	62	145	0	0	372	275	35.3
Mississauga	87	73	48	16	51	65	162	483	348	637	-45.4
Halton Region	773	551	8	22	377	401	608	238	1,766	1,212	45.7
Burlington	25	28	0	0	10	62	22	115	57	205	-72.2
Halton Hills	170	37	0	0	65	7	0	0	235	44	**
Milton	351	282	6	22	94	138	27	0	478	442	8.1
Oakville	227	204	2	0	208	194	559	123	996	521	91.2
Durham Region	848	787	28	26	319	234	198	72	1,393	1,119	24.5
Ajax	85	244	0	6	33	131	0	0	118	381	-69.0
Brock	6	3	0	0	0	0	0	0	6	3	100.0
Clarington	218	207	2	0	81	20	0	0	301	227	32.6
Oshawa	305	180	16	0	73	26	198	72	592	278	112.9
Pickering	92	62	8	20	20	57	0	0	120	139	-13.7
Scugog	18	8	0	0	0	0	0	0	18	8	125.0
Uxbridge	38	9	2	0	0	0	0	0	40	9	**
Whitby	86	74	0	0	112	0	0	0	198	74	167.6
Remainder of Toronto CMA	524	378	30	28	55	37	49	0	658	443	48.5
Bradford West Gwillimbury	202	119	2	0	0	7	0	0	204	126	61.9
Town of Mono	86	69	0	0	0	0	1	0	87	69	26.1
New Tecumseth	222	161	28	28	8	3	48	0	306	192	59.4
Orangeville	14	29	0	0	47	27	0	0	61	56	8.9
Toronto CMA	4,971	3,983	568	792	2,411	1,784	8,516	25,669	16,466	32,228	-48.9
Oshawa CMA	609	461	18	0	266	46	198	72	1,091	579	88.4
Greater Toronto Area (GTA)	5,105	4,105	556	764	2,632	1,855	8,687	25,856	16,980	32,580	-47.9

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
June 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	June 2016	June 2015	June 2016	June 2015	June 2016	June 2015	June 2016	June 2015
Toronto City	89	0	0	0	49	3,020	40	86
Toronto	3	0	0	0	49	2,400	0	86
East York	0	0	0	0	0	0	0	0
Etobicoke	0	0	0	0	0	373	0	0
North York	0	0	0	0	0	247	40	0
Scarborough	86	0	0	0	0	0	0	0
York	0	0	0	0	0	0	0	0
York Region	111	104	0	0	123	26	24	0
Aurora	16	0	0	0	0	0	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	8	0	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	0	85	0	0	89	0	0	0
Newmarket	0	0	0	0	0	0	0	0
Richmond Hill	25	10	0	0	0	0	0	0
Vaughan	62	9	0	0	34	0	24	0
Whitchurch-Stouffville	0	0	0	0	0	26	0	0
Peel Region	94	59	0	0	0	0	0	0
Brampton	55	59	0	0	0	0	0	0
Caledon	0	0	0	0	0	0	0	0
Mississauga	39	0	0	0	0	0	0	0
Halton Region	114	6	0	0	39	9	0	0
Burlington	0	0	0	0	0	0	0	0
Halton Hills	38	0	0	0	0	0	0	0
Milton	34	6	0	0	27	0	0	0
Oakville	42	0	0	0	12	9	0	0
Durham Region	7	25	0	0	0	0	0	0
Ajax	0	21	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	0	0	0	0	0	0	0	0
Oshawa	7	0	0	0	0	0	0	0
Pickering	0	4	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	0	0	0	0	0	0	0	0
Remainder of Toronto CMA	4	0	0	0	48	0	0	0
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	4	0	0	0	48	0	0	0
Orangeville	0	0	0	0	0	0	0	0
Toronto CMA	412	194	0	0	259	3,055	64	86
Oshawa CMA	7	0	0	0	0	0	0	0
Greater Toronto Area (GTA)	415	194	0	0	211	3,055	64	86

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - June 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Toronto City	152	40	14	0	5,658	22,121	418	1,006
Toronto	6	21	0	0	2,791	14,115	318	373
East York	0	5	0	0	0	0	0	0
Etobicoke	4	3	0	0	833	2,732	0	0
North York	29	0	14	0	1,614	4,928	100	0
Scarborough	113	11	0	0	420	346	0	184
York	0	0	0	0	0	0	0	449
York Region	870	745	0	0	800	1,829	226	4
Aurora	169	13	0	0	35	0	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	14	25	0	0	0	0	0	0
King Township	7	8	0	0	0	0	0	0
Markham	81	315	0	0	257	934	0	4
Newmarket	13	31	0	0	0	0	0	0
Richmond Hill	142	260	0	0	450	255	202	0
Vaughan	224	93	0	0	34	614	24	0
Whitchurch-Stouffville	220	0	0	0	24	26	0	0
Peel Region	900	435	0	0	293	586	486	0
Brampton	787	225	0	0	131	103	486	0
Caledon	62	145	0	0	0	0	0	0
Mississauga	51	65	0	0	162	483	0	0
Halton Region	377	401	0	0	608	123	0	115
Burlington	10	62	0	0	22	0	0	115
Halton Hills	65	7	0	0	0	0	0	0
Milton	94	138	0	0	27	0	0	0
Oakville	208	194	0	0	559	123	0	0
Durham Region	319	234	0	0	0	0	198	72
Ajax	33	131	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	81	20	0	0	0	0	0	0
Oshawa	73	26	0	0	0	0	198	72
Pickering	20	57	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	112	0	0	0	0	0	0	0
Remainder of Toronto CMA	55	37	0	0	48	0	1	0
Bradford West Gwillimbury	0	7	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	1	0
New Tecumseth	8	3	0	0	48	0	0	0
Orangeville	47	27	0	0	0	0	0	0
Toronto CMA	2,397	1,784	14	0	7,385	24,659	1,131	1,010
Oshawa CMA	266	46	0	0	0	0	198	72
Greater Toronto Area (GTA)	2,618	1,855	14	0	7,359	24,659	1,328	1,197

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
June 2016

Submarket	Freehold		Condominium		Rental		Total*	
	June 2016	June 2015	June 2016	June 2015	June 2016	June 2015	June 2016	June 2015
Toronto City	216	76	49	3,020	40	86	305	3,182
Toronto	27	20	49	2,400	0	86	76	2,506
East York	8	16	0	0	0	0	8	16
Etobicoke	3	8	0	373	0	0	3	381
North York	56	16	0	247	40	0	96	263
Scarborough	115	8	0	0	0	0	115	8
York	7	8	0	0	0	0	7	8
York Region	347	263	123	27	24	0	494	290
Aurora	24	8	0	0	0	0	24	8
East Gwillimbury	12	1	0	0	0	0	12	1
Georgina Township	46	20	0	0	0	0	46	20
King Township	29	13	0	0	0	0	29	13
Markham	0	120	89	0	0	0	89	120
Newmarket	18	4	0	0	0	0	18	4
Richmond Hill	25	24	0	1	0	0	25	25
Vaughan	186	69	34	0	24	0	244	69
Whitchurch-Stouffville	7	4	0	26	0	0	7	30
Peel Region	277	178	39	16	0	0	316	194
Brampton	206	123	0	16	0	0	206	139
Caledon	49	49	0	0	0	0	49	49
Mississauga	22	6	39	0	0	0	61	6
Halton Region	266	93	39	0	0	0	305	93
Burlington	7	1	0	0	0	0	7	1
Halton Hills	48	4	0	0	0	0	48	4
Milton	110	41	27	0	0	0	137	41
Oakville	101	47	12	0	0	0	113	47
Durham Region	137	92	0	21	0	0	137	113
Ajax	4	34	0	21	0	0	4	55
Brock	0	0	0	0	0	0	0	0
Clarington	41	26	0	0	0	0	41	26
Oshawa	57	19	0	0	0	0	57	19
Pickering	5	11	0	0	0	0	5	11
Scugog	0	0	0	0	0	0	0	0
Uxbridge	17	0	0	0	0	0	17	0
Whitby	13	2	0	0	0	0	13	2
Remainder of Toronto CMA	133	39	50	0	0	0	183	39
Bradford West Gwillimbury	46	15	0	0	0	0	46	15
Town of Mono	4	0	0	0	0	0	4	0
New Tecumseth	83	20	50	0	0	0	133	20
Orangeville	0	4	0	0	0	0	0	4
Toronto CMA	1,258	693	300	3,084	64	86	1,622	3,863
Oshawa CMA	111	47	0	0	0	0	111	47
Greater Toronto Area (GTA)	1,243	702	250	3,084	64	86	1,557	3,872

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market
January - June 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Toronto City	638	492	5,691	22,137	432	1,008	6,761	23,637
Toronto	84	146	2,794	14,115	318	373	3,196	14,634
East York	33	37	0	0	0	2	33	39
Etobicoke	96	66	833	2,735	0	0	929	2,801
North York	235	164	1,644	4,930	114	0	1,993	5,094
Scarborough	167	54	420	357	0	184	587	595
York	23	25	0	0	0	449	23	474
York Region	2,119	2,307	1,059	1,850	226	4	3,404	4,161
Aurora	441	122	35	0	0	0	476	122
East Gwillimbury	123	18	0	0	0	0	123	18
Georgina Township	149	134	0	0	0	0	149	134
King Township	114	133	7	0	0	0	121	133
Markham	229	852	257	934	0	4	486	1,790
Newmarket	137	39	13	11	0	0	150	50
Richmond Hill	235	440	450	257	202	0	887	697
Vaughan	544	480	176	622	24	0	744	1,102
Whitchurch-Stouffville	147	89	121	26	0	0	268	115
Peel Region	2,761	1,784	409	667	486	0	3,656	2,451
Brampton	2,251	1,404	199	135	486	0	2,936	1,539
Caledon	372	275	0	0	0	0	372	275
Mississauga	138	105	210	532	0	0	348	637
Halton Region	1,120	943	646	154	0	115	1,766	1,212
Burlington	25	50	32	40	0	115	57	205
Halton Hills	235	44	0	0	0	0	235	44
Milton	451	442	27	0	0	0	478	442
Oakville	409	407	587	114	0	0	996	521
Durham Region	1,075	951	120	95	198	73	1,393	1,119
Ajax	100	286	18	95	0	0	118	381
Brock	6	3	0	0	0	0	6	3
Clarington	285	227	16	0	0	0	301	227
Oshawa	394	205	0	0	198	73	592	278
Pickering	120	139	0	0	0	0	120	139
Scugog	18	8	0	0	0	0	18	8
Uxbridge	40	9	0	0	0	0	40	9
Whitby	112	74	86	0	0	0	198	74
Remainder of Toronto CMA	585	431	72	12	1	0	658	443
Bradford West Gwillimbury	204	126	0	0	0	0	204	126
Town of Mono	86	66	0	3	1	0	87	69
New Tecumseth	239	183	67	9	0	0	306	192
Orangeville	56	56	5	0	0	0	61	56
Toronto CMA	7,458	6,341	7,863	24,875	1,145	1,012	16,466	32,228
Oshawa CMA	791	506	102	0	198	73	1,091	579
Greater Toronto Area (GTA)	7,713	6,477	7,925	24,903	1,342	1,200	16,980	32,580

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
June 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $500,000		$500,000 - $649,999		$650,000 - $799,999		$800,000 - $999,999		$1,000,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Toronto City													
June 2016	0	0.0	0	0.0	20	26.0	8	10.4	49	63.6	77	1,100,000	1,486,057
June 2015	0	0.0	0	0.0	2	5.7	8	22.9	25	71.4	35	1,850,000	1,876,829
Year-to-date 2016	1	0.3	0	0.0	30	8.2	34	9.3	300	82.2	365	1,980,000	1,872,620
Year-to-date 2015	1	0.3	8	2.7	5	1.7	31	10.5	249	84.7	294	1,997,500	2,011,085
Toronto													
June 2016	0	0.0	0	0.0	0	0.0	2	33.3	4	66.7	6	-	-
June 2015	0	0.0	0	0.0	0	0.0	0	0.0	7	100.0	7	-	-
Year-to-date 2016	0	0.0	0	0.0	0	0.0	4	14.3	24	85.7	28	-	-
Year-to-date 2015	0	0.0	0	0.0	0	0.0	10	22.7	34	77.3	44	-	-
East York													
June 2016	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	-	-
June 2015	0	0.0	0	0.0	0	0.0	2	100.0	0	0.0	2	-	-
Year-to-date 2016	0	0.0	0	0.0	2	18.2	2	18.2	7	63.6	11	-	-
Year-to-date 2015	0	0.0	0	0.0	0	0.0	2	33.3	4	66.7	6	-	-
Etobicoke													
June 2016	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	-	-
June 2015	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	-	-
Year-to-date 2016	0	0.0	0	0.0	0	0.0	1	1.3	77	98.7	78	-	1,685,000
Year-to-date 2015	0	0.0	0	0.0	0	0.0	0	0.0	61	100.0	61	-	1,287,500
North York													
June 2016	0	0.0	0	0.0	0	0.0	0	0.0	33	100.0	33	-	2,034,709
June 2015	0	0.0	0	0.0	0	0.0	0	0.0	13	100.0	13	-	-
Year-to-date 2016	0	0.0	0	0.0	1	0.6	0	0.0	169	99.4	170	-	1,980,308
Year-to-date 2015	0	0.0	0	0.0	0	0.0	0	0.0	143	100.0	143	-	-
Scarborough													
June 2016	0	0.0	0	0.0	20	69.0	4	13.8	5	17.2	29	-	-
June 2015	0	0.0	0	0.0	0	0.0	6	85.7	1	14.3	7	-	-
Year-to-date 2016	1	1.9	0	0.0	27	50.0	17	31.5	9	16.7	54	-	-
Year-to-date 2015	1	2.9	8	22.9	3	8.6	18	51.4	5	14.3	35	-	562,857
York													
June 2016	0	0.0	0	0.0	0	0.0	2	40.0	3	60.0	5	-	-
June 2015	0	0.0	0	0.0	2	100.0	0	0.0	0	0.0	2	-	-
Year-to-date 2016	0	0.0	0	0.0	0	0.0	10	41.7	14	58.3	24	-	-
Year-to-date 2015	0	0.0	0	0.0	2	40.0	1	20.0	2	40.0	5	-	-

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
June 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $500,000		$500,000 - $649,999		$650,000 - $799,999		$800,000 - $999,999		$1,000,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
York Region													
June 2016	19	8.1	30	12.8	23	9.8	28	12.0	134	57.3	234	1,115,000	1,024,258
June 2015	16	11.3	8	5.7	19	13.5	33	23.4	65	46.1	141	995,000	1,084,013
Year-to-date 2016	103	7.2	217	15.3	233	16.4	320	22.5	549	38.6	1,422	875,000	972,857
Year-to-date 2015	109	8.2	188	14.1	248	18.6	383	28.7	407	30.5	1,335	890,000	952,757
Aurora													
June 2016	0	0.0	0	0.0	5	62.5	3	37.5	0	0.0	8	-	819,365
June 2015	0	0.0	0	0.0	6	100.0	0	0.0	0	0.0	6	-	736,445
Year-to-date 2016	0	0.0	0	0.0	45	16.7	156	57.8	69	25.6	270	880,000	926,261
Year-to-date 2015	0	0.0	6	5.6	50	46.7	38	35.5	13	12.1	107	772,500	886,224
East Gwillimbury													
June 2016	3	25.0	2	16.7	7	58.3	0	0.0	0	0.0	12	655,000	611,573
June 2015	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
Year-to-date 2016	37	30.1	58	47.2	27	22.0	0	0.0	1	0.8	123	610,000	584,600
Year-to-date 2015	12	66.7	5	27.8	1	5.6	0	0.0	0	0.0	18	-	466,990
Georgina Township													
June 2016	14	36.8	23	60.5	1	2.6	0	0.0	0	0.0	38	537,500	537,885
June 2015	16	80.0	1	5.0	1	5.0	1	5.0	1	5.0	20	405,000	487,041
Year-to-date 2016	48	36.1	77	57.9	3	2.3	3	2.3	2	1.5	133	525,000	548,268
Year-to-date 2015	92	84.4	5	4.6	6	5.5	2	1.8	4	3.7	109	400,000	463,694
King Township													
June 2016	0	0.0	0	0.0	0	0.0	0	0.0	29	100.0	29	1,390,000	1,486,028
June 2015	0	0.0	0	0.0	0	0.0	3	23.1	10	76.9	13	1,330,000	1,232,819
Year-to-date 2016	0	0.0	0	0.0	1	0.9	16	13.8	99	85.3	116	1,330,000	1,381,422
Year-to-date 2015	0	0.0	0	0.0	3	2.4	42	33.3	81	64.3	126	1,202,500	1,223,001
Markham													
June 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
June 2015	0	0.0	4	17.4	6	26.1	3	13.0	10	43.5	23	850,000	1,029,717
Year-to-date 2016	14	11.4	25	20.3	33	26.8	11	8.9	40	32.5	123	760,000	931,637
Year-to-date 2015	0	0.0	61	17.0	103	28.8	139	38.8	55	15.4	358	877,500	891,572
Newmarket													
June 2016	0	0.0	5	27.8	5	27.8	4	22.2	4	22.2	18	780,000	827,252
June 2015	0	0.0	0	0.0	0	0.0	4	100.0	0	0.0	4	-	-
Year-to-date 2016	0	0.0	26	23.0	40	35.4	35	31.0	12	10.6	113	780,000	788,754
Year-to-date 2015	1	5.3	0	0.0	12	63.2	6	31.6	0	0.0	19	-	773,543
Richmond Hill													
June 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
June 2015	0	0.0	2	13.3	4	26.7	0	0.0	9	60.0	15	1,630,000	1,712,353
Year-to-date 2016	0	0.0	0	0.0	13	13.8	30	31.9	51	54.3	94	1,015,000	1,510,805
Year-to-date 2015	1	0.6	13	8.0	30	18.4	43	26.4	76	46.6	163	960,000	1,160,141
Vaughan													
June 2016	0	0.0	0	0.0	4	3.3	20	16.4	98	80.3	122	1,160,000	1,153,464
June 2015	0	0.0	0	0.0	1	1.9	22	40.7	31	57.4	54	1,030,000	1,109,275
Year-to-date 2016	1	0.2	23	5.4	68	16.0	67	15.8	266	62.6	425	1,140,000	1,079,785
Year-to-date 2015	1	0.3	40	11.7	19	5.5	112	32.7	171	49.9	343	1,000,000	1,080,459
Whitchurch-Stouffville													
June 2016	2	28.6	0	0.0	1	14.3	1	14.3	3	42.9	7	-	947,857
June 2015	0	0.0	0	0.0	1	20.0	0	0.0	4	80.0	5	-	1,594,000
Year-to-date 2016	3	12.0	8	32.0	3	12.0	2	8.0	9	36.0	25	-	927,594
Year-to-date 2015	2	2.2	58	63.0	24	26.1	1	1.1	7	7.6	92	600,000	687,679

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
June 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $500,000		$500,000 - $649,999		$650,000 - $799,999		$800,000 - $999,999		$1,000,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Peel Region													
June 2016	9	4.9	23	12.5	73	39.7	50	27.2	29	15.8	184	747,500	869,152
June 2015	16	18.2	44	50.0	11	12.5	11	12.5	6	6.8	88	610,000	658,624
Year-to-date 2016	123	7.5	477	29.3	580	35.6	287	17.6	163	10.0	1,630	685,000	756,866
Year-to-date 2015	180	17.6	433	42.3	257	25.1	71	6.9	83	8.1	1,024	615,000	669,817
Brampton													
June 2016	9	7.6	23	19.3	28	23.5	41	34.5	18	15.1	119	790,000	821,986
June 2015	16	21.9	36	49.3	9	12.3	10	13.7	2	2.7	73	610,000	618,875
Year-to-date 2016	120	9.3	459	35.7	370	28.7	246	19.1	92	7.1	1,287	670,000	716,140
Year-to-date 2015	180	21.0	388	45.2	223	26.0	49	5.7	19	2.2	859	605,000	613,360
Caledon													
June 2016	0	0.0	0	0.0	45	100.0	0	0.0	0	0.0	45	695,000	697,300
June 2015	0	0.0	8	88.9	1	11.1	0	0.0	0	0.0	9	-	632,344
Year-to-date 2016	3	1.2	18	7.0	210	82.0	9	3.5	16	6.3	256	685,000	728,323
Year-to-date 2015	0	0.0	45	48.9	33	35.9	9	9.8	5	5.4	92	675,000	692,287
Mississauga													
June 2016	0	0.0	0	0.0	0	0.0	9	45.0	11	55.0	20	1,200,000	1,536,455
June 2015	0	0.0	0	0.0	1	16.7	1	16.7	4	66.7	6	-	1,181,650
Year-to-date 2016	0	0.0	0	0.0	0	0.0	32	36.8	55	63.2	87	1,150,000	1,443,322
Year-to-date 2015	0	0.0	0	0.0	1	1.4	13	17.8	59	80.8	73	1,250,000	1,305,833
Halton Region													
June 2016	0	0.0	38	26.0	35	24.0	25	17.1	48	32.9	146	790,000	1,054,436
June 2015	0	0.0	31	43.1	3	4.2	5	6.9	33	45.8	72	875,000	1,312,454
Year-to-date 2016	1	0.1	216	27.8	236	30.4	182	23.4	142	18.3	777	780,000	930,257
Year-to-date 2015	37	6.9	244	45.3	51	9.5	77	14.3	130	24.1	539	590,000	934,058
Burlington													
June 2016	0	0.0	0	0.0	0	0.0	3	42.9	4	57.1	7	-	1,621,714
June 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	0.0	0	0.0	2	7.7	7	26.9	17	65.4	26	-	1,561,700
Year-to-date 2015	0	0.0	1	4.2	4	16.7	1	4.2	18	75.0	24	-	1,508,499
Halton Hills													
June 2016	0	0.0	0	0.0	1	10.0	1	10.0	8	80.0	10	1,520,000	1,514,080
June 2015	0	0.0	0	0.0	3	75.0	1	25.0	0	0.0	4	-	-
Year-to-date 2016	0	0.0	15	8.8	78	45.9	68	40.0	9	5.3	170	790,000	836,194
Year-to-date 2015	0	0.0	6	16.2	13	35.1	8	21.6	10	27.0	37	790,000	908,183
Milton													
June 2016	0	0.0	38	53.5	25	35.2	3	4.2	5	7.0	71	640,000	719,796
June 2015	0	0.0	31	93.9	0	0.0	2	6.1	0	0.0	33	560,000	576,724
Year-to-date 2016	1	0.3	201	57.4	118	33.7	22	6.3	8	2.3	350	640,000	681,380
Year-to-date 2015	35	12.4	236	83.7	0	0.0	4	1.4	7	2.5	282	520,000	567,558
Oakville													
June 2016	0	0.0	0	0.0	9	15.5	18	31.0	31	53.4	58	1,115,000	1,316,367
June 2015	0	0.0	0	0.0	0	0.0	2	5.7	33	94.3	35	1,700,000	2,006,142
Year-to-date 2016	0	0.0	0	0.0	38	16.5	85	36.8	108	46.8	231	970,000	1,341,030
Year-to-date 2015	2	1.0	1	0.5	34	17.3	64	32.7	95	48.5	196	990,000	1,406,582

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
June 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $500,000		$500,000 - $649,999		$650,000 - $799,999		$800,000 - $999,999		$1,000,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Durham Region													
June 2016	57	45.2	56	44.4	13	10.3	0	0.0	0	0.0	126	505,000	512,758
June 2015	32	38.1	36	42.9	15	17.9	1	1.2	0	0.0	84	530,000	532,928
Year-to-date 2016	340	42.4	318	39.7	119	14.8	22	2.7	3	0.4	802	520,000	537,346
Year-to-date 2015	391	50.4	261	33.6	93	12.0	26	3.4	5	0.6	776	490,000	518,843
Ajax													
June 2016	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	-	-
June 2015	5	14.7	15	44.1	13	38.2	1	2.9	0	0.0	34	610,000	602,352
Year-to-date 2016	4	4.9	44	53.7	34	41.5	0	0.0	0	0.0	82	620,000	619,351
Year-to-date 2015	102	40.5	85	33.7	60	23.8	5	2.0	0	0.0	252	530,000	551,136
Brock													
June 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
June 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Clarington													
June 2016	18	45.0	22	55.0	0	0.0	0	0.0	0	0.0	40	502,500	486,975
June 2015	18	75.0	5	20.8	1	4.2	0	0.0	0	0.0	24	405,000	430,330
Year-to-date 2016	99	49.0	95	47.0	3	1.5	5	2.5	0	0.0	202	500,000	497,807
Year-to-date 2015	148	73.3	41	20.3	11	5.4	2	1.0	0	0.0	202	395,000	437,463
Oshawa													
June 2016	28	56.0	19	38.0	3	6.0	0	0.0	0	0.0	50	480,000	504,120
June 2015	9	47.4	10	52.6	0	0.0	0	0.0	0	0.0	19	-	-
Year-to-date 2016	164	53.9	124	40.8	14	4.6	2	0.7	0	0.0	304	487,500	501,312
Year-to-date 2015	102	57.0	72	40.2	4	2.2	1	0.6	0	0.0	179	485,000	484,862
Pickering													
June 2016	0	0.0	1	20.0	4	80.0	0	0.0	0	0.0	5	-	707,020
June 2015	0	0.0	5	100.0	0	0.0	0	0.0	0	0.0	5	-	553,320
Year-to-date 2016	18	19.6	29	31.5	38	41.3	7	7.6	0	0.0	92	620,000	632,888
Year-to-date 2015	5	8.5	30	50.8	7	11.9	15	25.4	2	3.4	59	580,000	670,796
Scugog													
June 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
June 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Uxbridge													
June 2016	5	29.4	9	52.9	3	17.6	0	0.0	0	0.0	17	550,000	544,918
June 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	21	55.3	13	34.2	3	7.9	1	2.6	0	0.0	38	450,000	477,943
Year-to-date 2015	7	77.8	2	22.2	0	0.0	0	0.0	0	0.0	9	-	-
Whitby													
June 2016	6	46.2	5	38.5	2	15.4	0	0.0	0	0.0	13	545,000	508,538
June 2015	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	2	-	-
Year-to-date 2016	34	40.5	13	15.5	27	32.1	7	8.3	3	3.6	84	585,000	607,280
Year-to-date 2015	27	36.0	31	41.3	11	14.7	3	4.0	3	4.0	75	530,000	584,219

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
June 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $500,000		$500,000 - $649,999		$650,000 - $799,999		$800,000 - $999,999		$1,000,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Remainder of Toronto CMA													
June 2016	47	37.0	75	59.1	3	2.4	2	1.6	0	0.0	127	525,000	510,356
June 2015	20	64.5	6	19.4	1	3.2	0	0.0	4	12.9	31	490,000	592,101
Year-to-date 2016	146	28.1	300	57.7	61	11.7	11	2.1	2	0.4	520	550,000	556,086
Year-to-date 2015	263	69.9	75	19.9	31	8.2	2	0.5	5	1.3	376	445,000	482,505
Bradford West Gwillimbury													
June 2016	3	5.8	49	94.2	0	0.0	0	0.0	0	0.0	52	580,000	575,913
June 2015	7	46.7	3	20.0	1	6.7	0	0.0	4	26.7	15	585,000	708,790
Year-to-date 2016	35	17.7	157	79.3	6	3.0	0	0.0	0	0.0	198	575,000	568,944
Year-to-date 2015	83	69.7	27	22.7	4	3.4	0	0.0	5	4.2	119	460,000	512,267
Town of Mono													
June 2016	0	0.0	1	25.0	1	25.0	2	50.0	0	0.0	4	-	-
June 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	11	12.8	31	36.0	33	38.4	10	11.6	1	1.2	86	645,000	665,078
Year-to-date 2015	6	9.0	37	55.2	23	34.3	1	1.5	0	0.0	67	650,000	651,822
New Tecumseth													
June 2016	44	62.0	25	35.2	2	2.8	0	0.0	0	0.0	71	490,000	462,342
June 2015	9	75.0	3	25.0	0	0.0	0	0.0	0	0.0	12	450,000	446,240
Year-to-date 2016	96	43.2	109	49.1	16	7.2	0	0.0	1	0.5	222	515,000	507,305
Year-to-date 2015	150	93.2	9	5.6	1	0.6	1	0.6	0	0.0	161	390,000	404,436
Orangeville													
June 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
June 2015	4	100.0	0	0.0	0	0.0	0	0.0	0	0.0	4	-	-
Year-to-date 2016	4	28.6	3	21.4	6	42.9	1	7.1	0	0.0	14	-	-
Year-to-date 2015	24	82.8	2	6.9	3	10.3	0	0.0	0	0.0	29	-	428,910
Toronto CMA													
June 2016	80	10.2	176	22.4	162	20.7	110	14.0	256	32.7	784	775,000	938,809
June 2015	57	14.0	109	26.8	49	12.1	58	14.3	133	32.8	406	752,500	1,006,076
Year-to-date 2016	417	8.5	1,296	26.4	1,213	24.8	835	17.0	1,139	23.2	4,900	730,000	899,771
Year-to-date 2015	704	18.2	1,064	27.5	655	17.0	583	15.1	858	22.2	3,864	680,000	873,790
Oshawa CMA													
June 2016	52	50.5	46	44.7	5	4.9	0	0.0	0	0.0	103	495,000	498,019
June 2015	27	60.0	16	35.6	2	4.4	0	0.0	0	0.0	45	450,000	462,866
Year-to-date 2016	297	50.3	232	39.3	44	7.5	14	2.4	3	0.5	590	500,000	515,199
Year-to-date 2015	277	60.7	144	31.6	26	5.7	6	1.3	3	0.7	456	470,000	480,470
Greater Toronto Area													
June 2016	85	11.1	147	19.2	164	21.4	111	14.5	260	33.9	767	780,000	955,704
June 2015	64	15.2	119	28.3	50	11.9	58	13.8	129	30.7	420	770,000	1,009,987
Year-to-date 2016	568	11.4	1,228	24.6	1,198	24.0	845	16.9	1,157	23.2	4,996	720,000	891,836
Year-to-date 2015	718	18.1	1,134	28.6	654	16.5	588	14.8	874	22.0	3,968	670,000	872,886

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units June 2016						
Submarket	June 2016	June 2015	% Change	YTD 2016	YTD 2015	% Change
Toronto City	1,486,057	1,876,829	-20.8	1,872,620	2,011,085	-6.9
Toronto	-	-	n/a	-	-	n/a
East York	-	-	n/a	-	-	n/a
Etobicoke	-	-	n/a	1,685,000	1,287,500	30.9
North York	2,034,709	-	n/a	1,980,308	-	n/a
Scarborough	-	-	n/a	-	562,857	n/a
York	-	-	n/a	-	-	n/a
York Region	1,024,258	1,084,013	-5.5	972,857	952,757	2.1
Aurora	819,365	736,445	11.3	926,261	886,224	4.5
East Gwillimbury	611,573	-	n/a	584,600	466,990	25.2
Georgina Township	537,885	487,041	10.4	548,268	463,694	18.2
King Township	1,486,028	1,232,819	20.5	1,381,422	1,223,001	13.0
Markham	-	1,029,717	n/a	931,637	891,572	4.5
Newmarket	827,252	-	n/a	788,754	773,543	2.0
Richmond Hill	-	1,712,353	n/a	1,510,805	1,160,141	30.2
Vaughan	1,153,464	1,109,275	4.0	1,079,785	1,080,459	-0.1
Whitchurch-Stouffville	947,857	1,594,000	-40.5	927,594	687,679	34.9
Peel Region	869,152	658,624	32.0	756,866	669,817	13.0
Brampton	821,986	618,875	32.8	716,140	613,360	16.8
Caledon	697,300	632,344	10.3	728,323	692,287	5.2
Mississauga	1,536,455	1,181,650	30.0	1,443,322	1,305,833	10.5
Halton Region	1,054,436	1,312,454	-19.7	930,257	934,058	-0.4
Burlington	1,621,714	-	n/a	1,561,700	1,508,499	3.5
Halton Hills	1,514,080	-	n/a	836,194	908,183	-7.9
Milton	719,796	576,724	24.8	681,380	567,558	20.1
Oakville	1,316,367	2,006,142	-34.4	1,341,030	1,406,582	-4.7
Durham Region	512,758	532,928	-3.8	537,346	518,843	3.6
Ajax	-	602,352	n/a	619,351	551,136	12.4
Brock	-	-	n/a	-	-	n/a
Clarington	486,975	430,330	13.2	497,807	437,463	13.8
Oshawa	504,120	-	n/a	501,312	484,862	3.4
Pickering	707,020	553,320	27.8	632,888	670,796	-5.7
Scugog	-	-	n/a	-	-	n/a
Uxbridge	544,918	-	n/a	477,943	-	n/a
Whitby	508,538	-	n/a	607,280	584,219	3.9
Remainder of Toronto CMA	510,356	592,101	-13.8	556,086	482,505	15.2
Bradford West Gwillimbury	575,913	708,790	-18.7	568,944	512,267	11.1
Town of Mono	-	-	n/a	665,078	651,822	2.0
New Tecumseth	462,342	446,240	3.6	507,305	404,436	25.4
Orangeville	-	-	n/a	-	428,910	n/a
Toronto CMA	938,809	1,006,076	-6.7	899,771	873,790	3.0
Oshawa CMA	498,019	462,866	7.6	515,199	480,470	7.2
Greater Toronto Area (GTA)	955,704	1,009,987	-5.4	891,836	872,886	2.2

Source: CMHC (Market Absorption Survey)

Figure 5.1a: MLS® Residential Average Price for Toronto

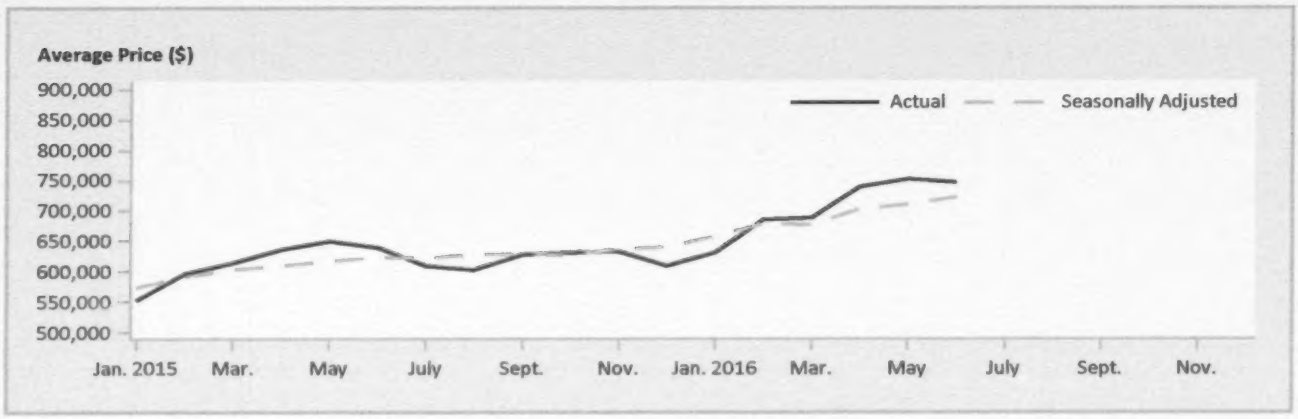


Figure 5.2a: MLS® Residential Sales for Toronto

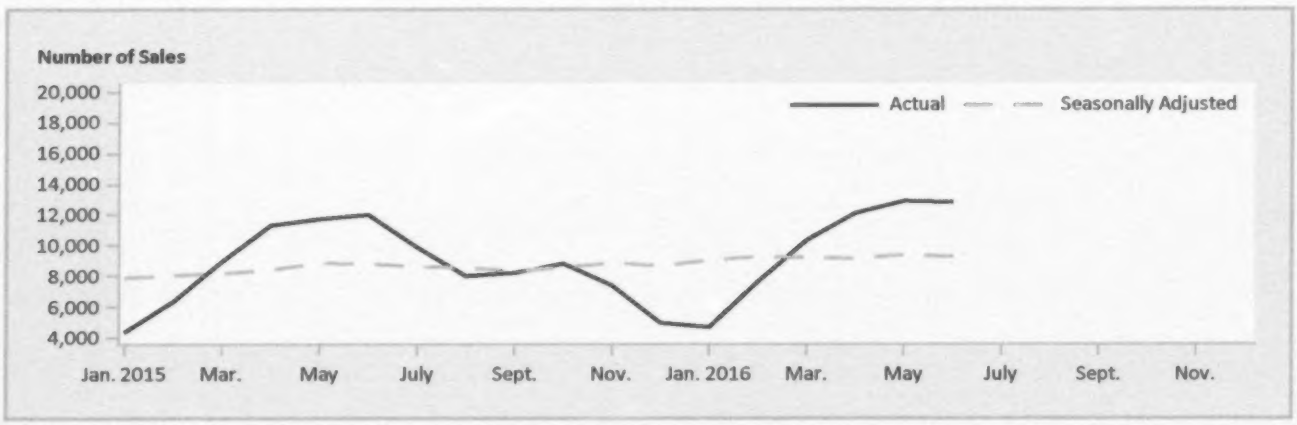
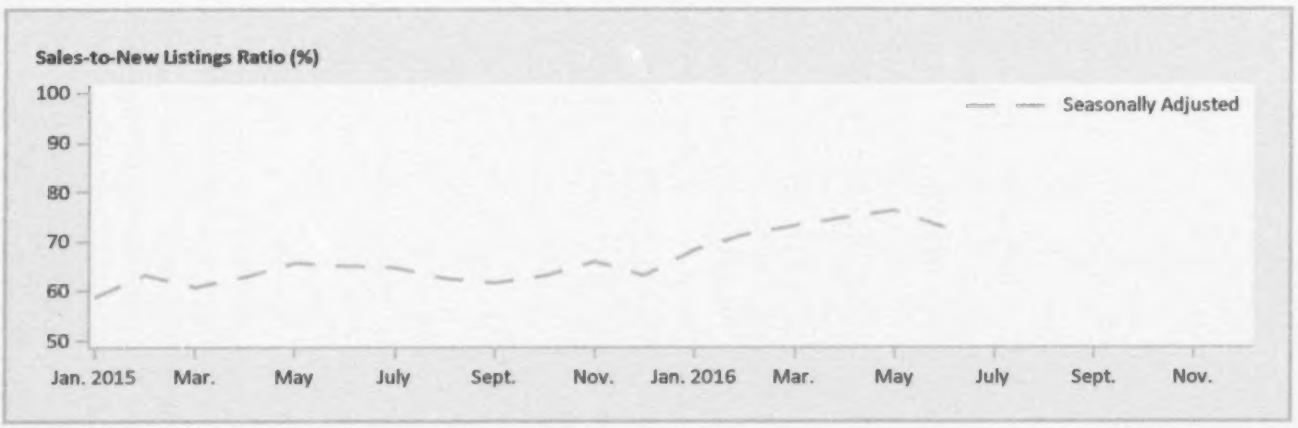


Figure 5.3a: MLS® Residential Sales- to- New Listings Ratio for Toronto



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Source: CREA / Haver Analytics

Figure 5.1b: MLS® Residential Average Price for Durham Region

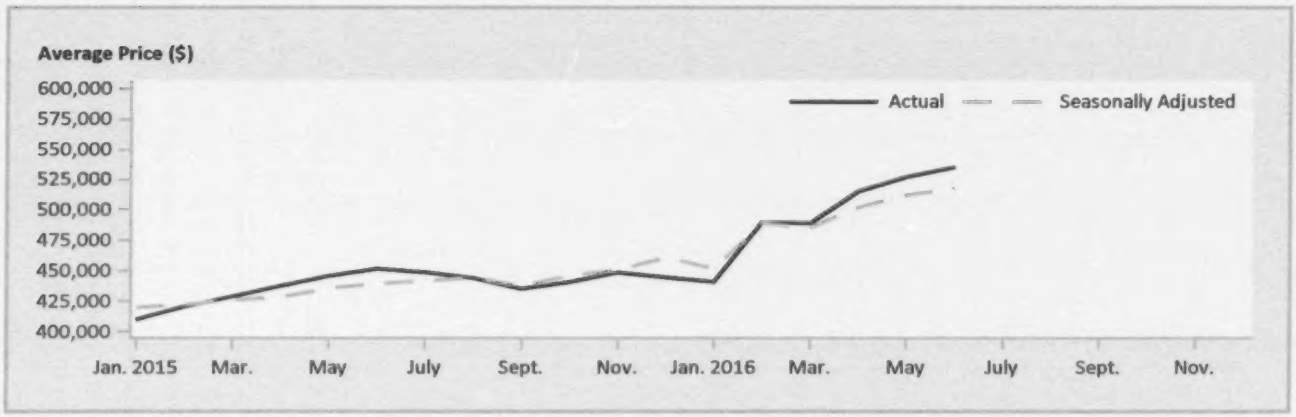


Figure 5.2b: MLS® Residential Sales for Durham Region

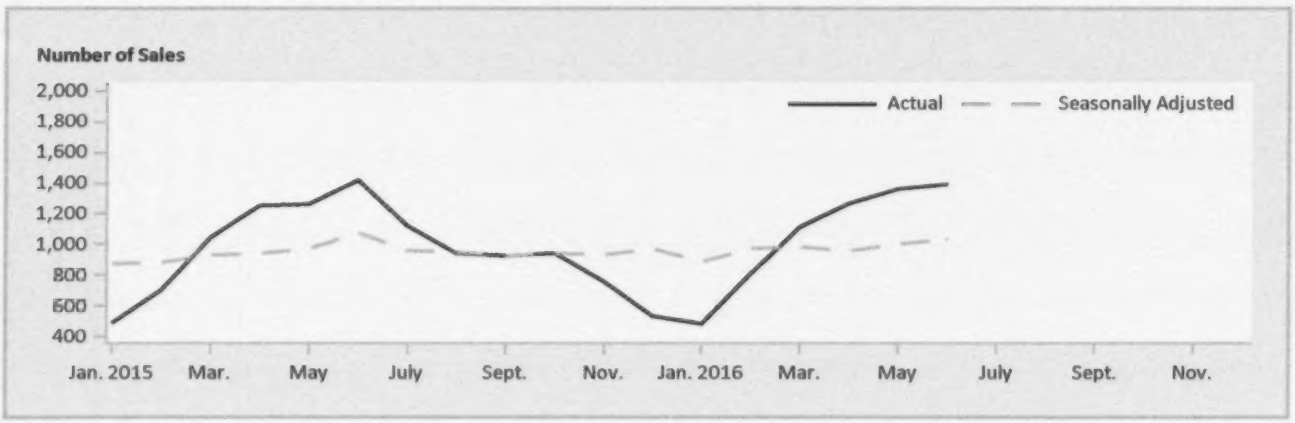
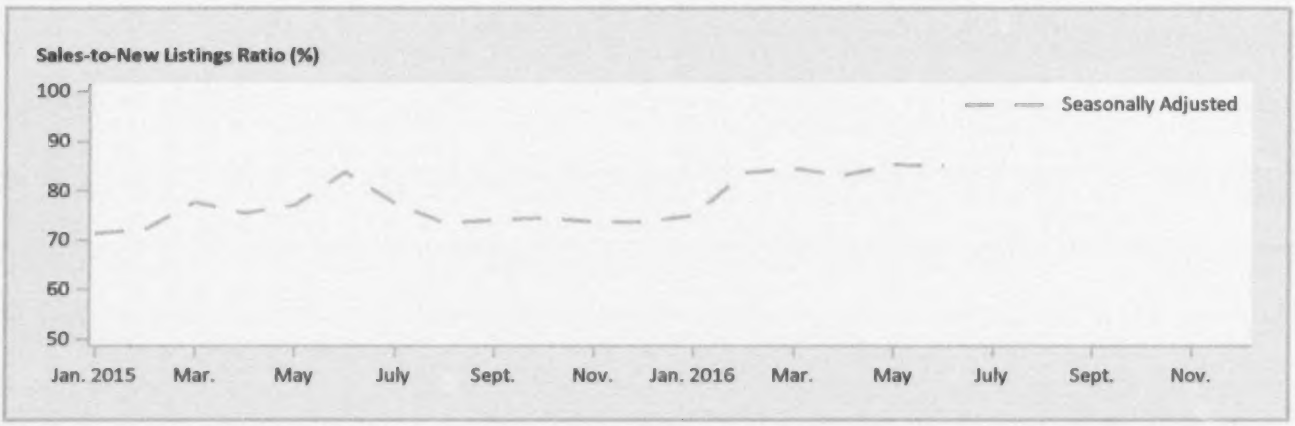


Figure 5.3b: MLS® Residential Sales- to- New Listings Ratio for Durham Region



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Source: CREA / Haver Analytics

Table 6a: Economic Indicators Toronto CMA June 2016										
		Inteterest Rates			NHPI, Total, Toronto CMA 2007=100	CPI, Toronto CMA 2002 =100	Toronto Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2015	January	570	3.14	4.79	123.3	126.3	3,076	7.6	65.8	946
	February	567	2.89	4.74	123.7	127.2	3,084	7.4	65.8	943
	March	567	2.89	4.74	124.2	127.9	3,105	7.2	66.0	942
	April	561	2.89	4.64	124.5	127.7	3,122	7.2	66.2	944
	May	561	2.89	4.64	125.1	128.5	3,146	7.1	66.5	946
	June	561	2.89	4.64	125.9	128.8	3,170	6.9	66.8	954
	July	561	2.89	4.64	126.3	129.2	3,198	6.6	67.2	968
	August	561	2.89	4.64	127.1	128.7	3,214	6.8	67.5	982
	September	561	2.89	4.64	127.3	129.0	3,217	6.9	67.5	989
	October	561	2.89	4.64	127.9	129.0	3,214	7.1	67.5	989
	November	561	3.14	4.64	128.2	129.1	3,210	7.0	67.3	991
	December	561	3.14	4.64	128.4	128.7	3,219	7.0	67.3	990
2016	January	561	3.14	4.64	128.7	129.0	3,226	7.1	67.5	989
	February	561	3.14	4.64	129.2	129.4	3,223	7.2	67.4	987
	March	561	3.14	4.64	129.7	130.3	3,212	7.3	67.2	993
	April	561	3.14	4.64	130.6	130.7	3,210	7.5	67.1	996
	May	561	3.14	4.64	133.1	131.2	3,222	7.3	67.2	991
	June	561	3.14	4.64		131.5	3,238	6.7	67.0	985
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

Table 6b: Economic Indicators Oshawa CMA
June 2016

		Inteterest Rates			NHPI, Total, Toronto CMA 2007=100	CPI, Toronto CMA 2002 =100	Oshawa Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2015	January	570	3.14	4.79	123.3	126.3	205.6	6.9	69.3	960
	February	567	2.89	4.74	123.7	127.2	203.5	7.1	68.6	979
	March	567	2.89	4.74	124.2	127.9	200.7	7.4	67.8	1,007
	April	561	2.89	4.64	124.5	127.7	198.0	7.6	67.0	1,027
	May	561	2.89	4.64	125.1	128.5	196.7	7.7	66.5	1,025
	June	561	2.89	4.64	125.9	128.8	194.6	7.7	65.7	1,005
	July	561	2.89	4.64	126.3	129.2	189.4	7.8	63.9	989
	August	561	2.89	4.64	127.1	128.7	186.4	8.0	63.0	973
	September	561	2.89	4.64	127.3	129.0	185.5	8.3	62.8	984
	October	561	2.89	4.64	127.9	129.0	190.7	8.1	64.3	989
	November	561	3.14	4.64	128.2	129.1	195.9	7.8	65.8	1,001
	December	561	3.14	4.64	128.4	128.7	202.9	6.9	67.4	1,001
2016	January	561	3.14	4.64	128.7	129.0	207.9	6.4	68.6	996
	February	561	3.14	4.64	129.2	129.4	209.9	6.1	68.9	990
	March	561	3.14	4.64	129.7	130.3	210.9	6.1	69.1	980
	April	561	3.14	4.64	130.6	130.7	211.7	6.0	69.2	970
	May	561	3.14	4.64	133.1	131.2	213.3	5.6	69.3	963
	June	561	3.14	4.64		131.5	212.5	6.4	69.6	964
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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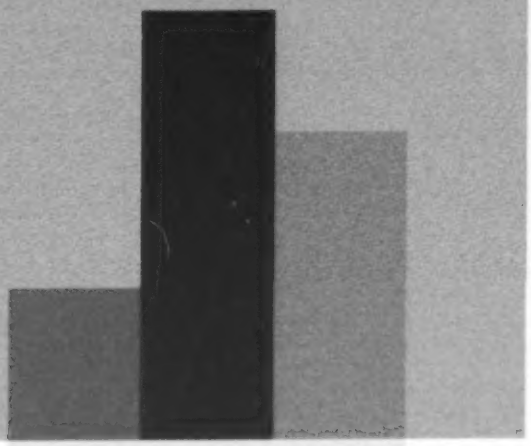

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